

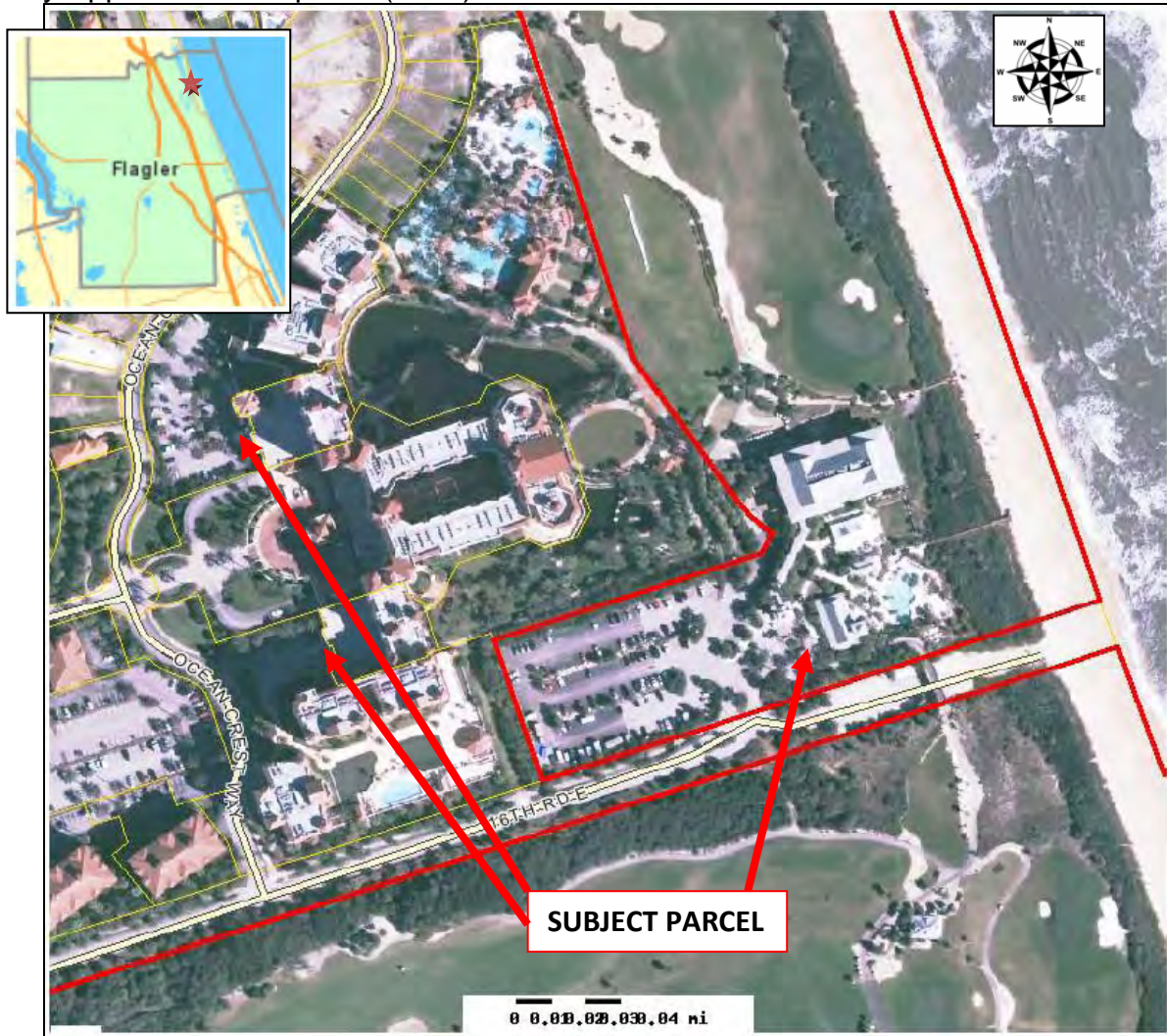
**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING / AGENDA ITEM #**

SUBJECT: QUASI-JUDICIAL – Application #2962 – Rezoning (Reclassification) and Site Development Plan Review in the Planned Unit Development (PUD) District for the Lodge and Conference facilities at the Hammock Beach Resort. Owners: LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC; Applicant: Salamander Hospitality, LLC.

DATE OF MEETING: January 12, 2015

OVERVIEW/SUMMARY: On August 27, 2014, Salamander Hospitality, LLC, on behalf of the parcel owners, LRA Hammock Beach Ocean, LLC, and LRA NOHI, LLC, submitted an application for Site Development Plan Review in a PUD for improvement and renovation of approximately 10.2 acres of land area within the Hammock Beach Resort, including the Lodge and expanded conference facilities.

Property Appraiser aerial photo (2014):



The portion of the proposal concerning the Lodge facility is approximately 8.0 acres in size and is within Parcels F, H, and BLP5 of the Ocean Hammock Golf Course Plat (Map Book 33, Page 11, Official Records of Flagler County, Florida) and Parcels 3 and C of the Northshore Plat Five Plat (Map Book 32, Page 38, Public Records of Flagler County, Florida). The expanded

conference facilities are located within Parcels 2 and 4 of Northshore Plat Five and consist of approximately 0.8 acres. Also included within the scope of the request is 1.5 acres of 16th Road right-of-way. Both the Ocean Hammock Golf Course Plat and Northshore Plat Five were approved by the Board of County Commissioners with plat addenda (recorded at Official Records Book 786, Page 824 and Book 733, Page 486, Public Records of Flagler County, Florida, respectively), a legal instrument akin to our PUD development agreements used today, but closely aligned through the Land Development Code to each respective recorded plat.

For record purposes, the applicant's initial submittal consisted of:

- an introductory letter and application form;
- application fee payment;
- pre-application outreach, including:
 - conceptual renderings
 - new lodge proposal
 - outreach correspondence and PowerPoint presentations
 - summary of meeting polling results
- conceptual drawings, including an illustrative site plan, renderings, and building elevations
- a narrative describing the basis of the design and development criteria
- Site Development Plan submittals
- Warranty Deeds

The proposal specifically includes:

- demolition of the existing Lodge building
- replacement of the Lodge building with two buildings, each with a similar (although somewhat larger) footprint and overall roof height not to exceed the limits of the existing Lodge building
- construction of a portico linking the two buildings to the west
- new pool and amenity facilities in between both buildings
- total capacity of the new Lodge facilities to be 198 hotel rooms, each 450 square feet in size, along with a new Atlantic Grille restaurant, Club member facilities, a golf shop and beach shop, and new ballrooms and breakout meeting rooms, while continuing to serve as the Ocean Course golf clubhouse
- expansion of the existing Atlantic and Ocean Ballrooms to the west of the tower buildings, connecting to the One Bedrooms at Hammock Beach Condominium Association buildings and the Ocean Towers Condominium Association buildings
- new overflow parking facilities, located along the south portion of 16th Road
- general improvements, including new landscaping and entry feature improvements within and adjoining the 16th Road right-of-way

This agenda item is:

 X quasi-judicial, requiring disclosure of ex-parte communication; or

 legislative, not requiring formal disclosure of ex-parte communication.

TRC Review

Staff presented the applicant with comments as part of the September 17, 2014 Technical Review Committee meeting; as of the date of this report, all staff comments have been satisfactorily addressed and all requested changes to the submittal have been provided.

Scenic A1A PRIDE Committee Review

The Scenic A1A PRIDE Committee initially reviewed the proposal at their September 26, 2014 regular meeting with an initial recommendation in favor of the request (provided verbally, but not in writing), then in a special called meeting on October 9, 2014, formally amended their position to not support the project and added a list of concerns:

- “the potential for traffic congestion at the public beach access and A1A and the lack of any current traffic study [the latest traffic study was completed in December 2011 – three years ago – in support of the EBOA];
- overcrowding at this beach location will deter from the public enjoyment of the county park;
- disturbance to dune wildlife and environment;
- loss of mature trees and vegetation;
- failure to manage turtle-hazardous lighting and lounge chair removal at night; and
- building heights that will overshadow the beach and spoil the feeling of open space.”

No subsequent report has been received from Scenic A1A PRIDE regarding this request. Representatives from Scenic A1A PRIDE have provided public comments at each Planning Board public hearing.

PLANNING AND DEVELOPMENT BOARD RECOMMENDATION: The Planning and Development Board held a public hearing on October 14, 2014 and initially recommended denial of the amendment to the Planned Unit Development Site Development Plan request; however, following the closing of the public hearing, the applicant requested an opportunity to provide supplemental rebuttal testimony. With the consent of the Board and under the advice of counsel, the applicant presented their rebuttal and, in a subsequent motion, the request was tabled until the next Planning and Development Board regular meeting on November 12, 2014.

Based on public comment received at the October 14, 2014 hearing and recommendations from County staff, the applicant’s request was modified to include reclassification (rezoning) of the Planned Unit Development. Public notice for the November Planning and Development Board was amended accordingly. As part of the public notice for the November 12, 2014, staff was made aware of a discrepancy that resulted in a large number of parcels within the notification area not receiving mailed notice and the November public hearing for this request was cancelled.

On December 9, 2014, the Planning and Development Board initially considered a motion to recommend approval of the reclassification, which failed through a 2-3 vote. The subsequent motion for denial was approved with a 3-2 vote, with Vice-Chairman Crowe, Duggins, and Chairman Reinke voting in favor of the motion to deny, with Boyd and Richardson opposed, and Dickinson and Kornel absent. Through the consent of the Board, no recommendation or conditions for the request to amend the Planned Unit Development Site Development Plan was provided.

PARTIES OF RECORD: Multiple parties; the public comments have been compiled and posted to the County’s webpage for this project.

DEPT./CONTACT/PHONE #: Planning & Zoning / Adam Mengel / 386-313-4065

RECOMMENDATION: Request the Board approve on first and final reading Application #2962 a rezoning (reclassification) ordinance and an amendment to the Planned Unit Development (PUD) Site Development Plan (SDP) for Ocean Hammock Golf Course and Northshore Plat

Five, finding that the requested change is consistent with the Comprehensive Plan, the Land Development Code, and the respective plats and plat addenda for Ocean Hammock Golf Course and Northshore Plat Five.

Alternatively, the Board may find that the request is consistent with both the Comprehensive Plan and Land Development Code, but inconsistent with the plat and plat addendum for the Ocean Hammock Golf Course. If this determination is made, the rezoning and PUD Site Development Plan amendment may be approved, pending subsequent replat of the Ocean Hammock Golf Course and amendment of the plat addendum. Both the replat and amendment of the plat addendum require consent of all owners, application, and approval by the Board of County Commissioners.

ATTACHMENTS:

- 1. Technical Staff Report
- 2. Consistency Analysis
- 3. Ordinance
- 4. Application and supplementary materials
 - a. Initial application and site development plan received August 27, 2014
 - b. Applicant's responses to TRC comments (includes amended site development plan set) received September 29, 2014
- 5. County Attorney memo dated October 6, 2014
- 6. Scenic A1A PRIDE Committee letter dated October 9, 2014
- 7. Planning and Development Board meeting minutes
 - a. October 14, 2014 (in part, draft)
 - b. December 9, 2014 (draft, with verbatim motion transcript)
- 8. Public notice
 - a. Public notice ad
 - b. Notification map
 - c. Parcel listing
- 9. Public comments

Adam Mengel, Planning & Zoning Director

Craig M. Coffey, County Administrator

Date

Date

Deputy County Admin.
Legal

<u>Initials</u>	<u>Date</u>
_____	_____
_____	_____

**APPLICATION #2962
SALAMANDER – REZONING (RECLASSIFICATION)
AND SITE DEVELOPMENT PLAN REVIEW IN A PUD
TECHNICAL STAFF REPORT**

Project Name

Rezoning (Reclassification) and Site Development Plan Review in a Planned Unit Development (PUD) (Application #2962)

Owner

LRA Hammock Beach Ocean, LLC, and LRA NOHI, LLC

Applicant

Salamander Hospitality, LLC

Location and Legal Description

Subject parcel is north and south of 16th Road at its eastern terminus with the Atlantic Ocean; Parcel #04-11-31-3605-000C0-0000 and 04-11-31-2984-00GC0-0000; Project area is approximately 10.2 acres. Note that the expansion of the Atlantic and Ocean Ballrooms, as also made part of the PUD Site Development Plan amendment request, is within Parcel # 04-11-31-3606-00000-000A and 04-11-31-3606-00000-000B, respectively.

Previous Public Hearings

October 14, 2014 – Planning and Development Board voted unanimously to table PUD Site Development Plan amendment request.

December 9, 2014 – Planning and Development Board voted 3-2 to deny the rezoning (reclassification) request, taking no action on the PUD Site Development Plan amendment request.

Relevant Review Considerations

As the proposal impacts the recorded plats, the majority (5.7 acres) of the development is proposed for Parcel H of the Ocean Hammock Golf Course Plat, which includes the new Lodge construction. The project extends into Parcel C (1.2 acres) of Northshore Plat Five and Parcels F and BLP5 (1.1 acres) of the Ocean Hammock Golf Course Plat. At the December 9, 2014 Planning and Development Board meeting. Mr. Prem Devadas, on behalf of the applicant, stated that the parking area and resulting development impacts south of 16th Road within Parcel BLP5 would be eliminated since the area was viewed by the public as significant natural area; however, no revised submittal has been made as of the date of this report reflecting this change.

As the sole owners of the respective parcels proposed for redevelopment under this proposal, the owners are legally recognized to request modification to the plat and the plat addendum, subject to Board of County Commissioners approval. The applicant asserts, through their interpretation of the Ocean Hammock Golf Course Plat

Addendum, that the new Lodge proposal is consistent with the restriction on the use of the golf course parcel:

“6.0 Golf Course Parcel Restrictions

The parcels shown hereon shall include golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or such other appropriate recreational or governmental uses approved by the Board of County Commissioners.”

The context of this language is singular to the Ocean Hammock Golf Course plat. This addendum was intended to accompany the recorded Ocean Hammock Golf Course Plat and provide additional development standards and restrictions upon its use separate from any language included within the Hammock Dunes Development of Regional Impact (DRI) Development Order (D.O.) or other land development regulation of the County. The restriction is over the use of the land within the golf course plat and its restriction for golf purposes, not for additional residential development. Arguably, the approval of the Lodge within the limits of the golf course plat by the Board of County Commissioners in 2001 set the precedent for a hotel use at this location as a golf-related amenity. Staff concurs with the applicant’s interpretation of the restriction text, that the use of this parcel for a transient hotel had been previously established by the Board of County Commissioners. It is recognized that 198 hotel rooms exceed the number of rooms previously approved as part of the Lodge facility; however, the use had been previously recognized by the Board in 2001 as appropriate at this location and the new Lodge facility will retain its link to the Ocean Hammock course through the clubhouse facilities and recreational Club member amenities to continue to be housed within the facility.

Recognition of the expansion of the Lodge use to 198 hotel rooms is addressed through the combination of regulatory guidance accumulated over the last several years. First, the conclusion of the 2009 Notice of Proposed Change (NOPC) to the DRI D.O. resulted in a finding that the requested 561 dwelling units were not vested, as provided in the April 6, 2011 Recommended Order from Administrative Law Judge D.R. Alexander. Likewise, the Florida Land and Water Adjudicatory Commission in their August 4, 2011 Final Order and denied the then applicants’ attempt to create a new Cluster 35 on 12 acres of Ocean Hammock Golf Course Land within the Hammock Dunes DRI. Subsequently, the County, working with the original master developer, Admiral, and various entities of ITT, entered into an Essentially Build-Out Agreement (EBOA) to close out the Hammock Dunes DRI and, among other things, release Admiral and ITT from any remaining obligations.

However, Section 12.d. of the EBOA specifically recognized that while development of the 561 units had been determined “not to be legally vested,” that a process had been established through EBOA Section 3.b. to provide for subsequent future development reviews. The requested amendment to the respective PUD site development plans is a

process permitted by the EBOA and is not preempted by either the N OPC Recommended Order or Final Order. Further, the EBOA notes, at Section 12.e., that:

“...all transportation, off-site stormwater, school, park, public safety and solid waste concurrency for such development to a maximum of 561 equivalent residential units (which may include hotel room units) shall be deemed satisfied by the terms of this Agreement.”

Concurrency, inclusive of transportation impacts, had been determined to have been met through the EBOA to include hotel room units, and up to a total of 561 units. Since the request is for 198 hotel rooms, the only conclusion that can be made is that the EBOA vested concurrency for the 198 hotel rooms. Based upon the ruling, additional capacity for 363 equivalent residential units remains following this request, if ultimately approved by the Board of County Commissioners.

Standards for Review

LDC Section 3.07.05 Rezoning - action by the Planning Board and Board of County Commissioners. The Flagler County Planning and Development Board may recommend and the Flagler County Commission may enact an ordinance amending the zoning classification of the subject parcel. The adopted Flagler County Land Development Code lacks specific standards for review of a rezoning request; however, generally a request should be consistent with the adopted Comprehensive Plan and the following suggested standards:

- A. For all rezoning requests, the requested zoning designation must be consistent with the Future Land Use designation of the parcel as depicted on the adopted Future Land Use Map and as described in the Future Land Use Element of the adopted Flagler County Comprehensive Plan.

The zoning of PUD is in place and has been in place since the adoption of the Hammock Dunes DRI in 1984. The transient lodging use at this location, as approved by the Board of County Commissioners in 2001, is consistent with the PUD zoning and the Mixed Use: Low Intensity, Low/Medium Density Future Land Use designation.

- B. The requested zoning designation must be consistent with the goals, objectives, and policies of the Flagler County Comprehensive Plan.

Again, the PUD designation was assigned in 1984 and, at the time of the adoption of the Development Order for the Hammock Dunes DRI, the Board of County Commissioners made a determination that the PUD designation was consistent with the Comprehensive Plan. The same determination was made regarding the Lodge use at this location in 2001. The placement of a 198 room hotel on this site is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

- C. The requested zoning designation must be compatible with the adjacent and surrounding land uses. Land uses shall include, but not be limited to permitted uses, structures, and activities allowed within the Future Land Use category and zoning district. Compatibility shall be based on characteristics which can impact adjacent or surrounding uses including type of use, height, appearance, aesthetics, odors, noise, smoke, dust, vibration, traffic, sanitation, drainage, fire risk, environmental impacts, maintenance of public infrastructure, availability of potable water and sanitary sewer, and other necessary public services.

The proposed Planned Unit Development zoning for the subject property would be compatible with the surrounding area, since the surrounding area is similarly designated. Among the considerations listed above, of greatest concern is the height and environmental impacts, with the applicant retaining the height of the existing Lodge building for any new, replacement structures and impacts to the scrub oak habitat south of 16th Road kept to a minimum.

- D. The requested zoning will not adversely impact or exceed the capacity or the fiscal ability of Flagler County to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Should the request be approved, the proposed development will not impact or exceed the public facilities necessary to support the proposed development.

Water and sewer service is to be provided by central service by the Dunes CDD.

Drainage is handled throughout the Hammock Dunes DRI by the Dunes CDD and ultimately permitted by the St. Johns River Water Management District, while fire protection will be provided through the County's Fire Services Division. The subject property lies within approximately two miles from a manned station.

- E. The requested zoning shall not be approved if any of the proposed permitted uses or activities result in a public nuisance.

The proposed hotel use should not result in a public nuisance. The site has been used as a golf clubhouse and lodge for over ten years without creating a public nuisance.

- F. The requested zoning shall not be approved if any of the proposed traffic flow of the permitted uses have an unreasonable impact on the contiguous and surrounding area; or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning; or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

The traffic study completed as part of the Essentially Built Out Agreement found that sufficient roadway capacity existed to accommodate as many as 561 additional dwelling units together with the build out of the remaining platted or committed dwelling units. The County retains the bond set aside by a previous developer to be used for signalization at the 16th Road and State Road A1A intersection, should signalization be deemed necessary.

Site development plan considerations

The following items have been identified by staff as site specific considerations of the requested amendment to the two respective PUD site development plans:

Access

Access to the new Lodge facility will continue to be provided through an access point off of 16th Road, a two-lane undivided County-maintained right-of-way terminating at the Atlantic Ocean. New driveways are proposed and would be permitted through established right-of-way permit processes.

Dune Crossovers

The relocation of the golf cart path from the west side of the Lodge to the east side of the new Lodge will require construction of dune crossovers, likely located seaward of the Coastal Construction Control Line (CCCL) as regulated by the Florida Department of Environmental Protection (FDEP). The County intends that dune impacts be kept to a minimum and that whenever possible cart paths be surfaced with crushed coquina shell or other natural material. In proximity to the toe of the primary dune, the County will defer to the permitting authority of FDEP in determining the extent of dune encroachment and permitted surface materials.

Height

The new Lodge buildings are proposed to be limited to 76 feet NGVD, while the expanded ballroom facilities are to be limited to 71 feet NGVD. In both instances the applicant has stated that these measurements are the extent of the existing rooflines.

Landscaping

Landscaping is provided on Sheet L-1 of the plan set and includes a variety of native, salt-tolerant plant types. The tree count proposed far exceeds the requirements of Article V of the LDC.

Parking

The project provides for an additional 240 off-street parking spaces, 50 to be provided in a parking structure beneath the south Lodge building and accessed directly from 16th Road and 180 at-grade parking spaces, inclusive of 98 parking spaces identified as provisional spaces located south of 16th Road and adjoining the golf course generally within Parcel BLP5. One of the considerations afforded a PUD developer is flexibility in design and similar flexibility in the application of minimum standards, like off-street parking. The applicant has continually demonstrated that

sufficient off-street parking exists for a resort-type development with significant daily internal trip capture. The applicant is required to demonstrate that adequate parking is available to accommodate the uses of the facilities.

The challenge remains with the accommodation of day visitors, likely to be predominantly composed of the general public visiting the Atlantic Grille, Club members and employees, who seek out convenient parking in close proximity to their destination. The parking configuration in the location and quantities proposed by the applicant will require aggressive, on-going enforcement to ensure that adequate parking spaces remain available for resort guests while not inconveniencing residents or Club members.

Restrictive Covenant

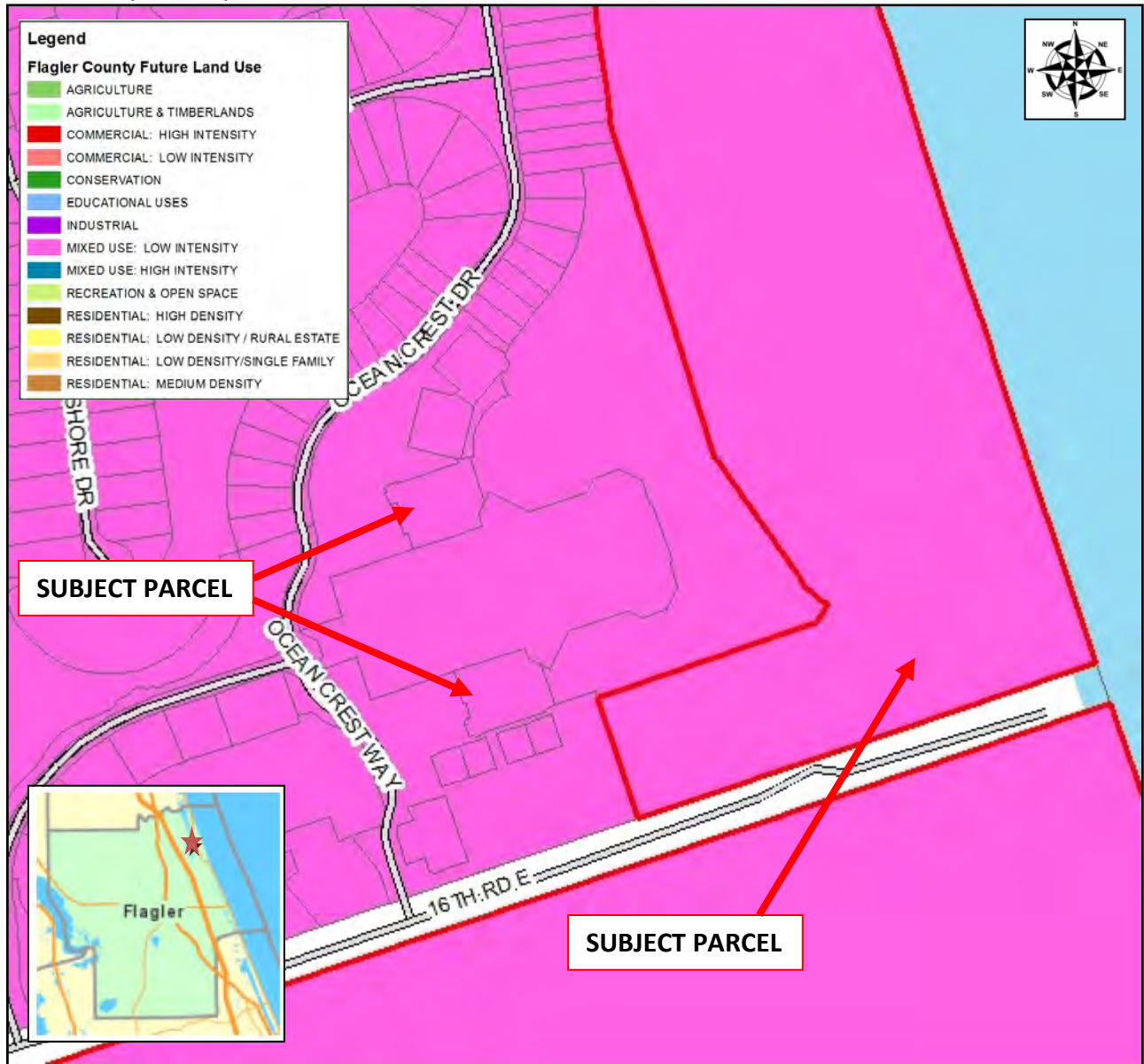
The applicant has proposed a restrictive covenant to be placed over the golf course plat with the intent of providing clarity – and finality – to the proposed new Lodge development.

Utilities

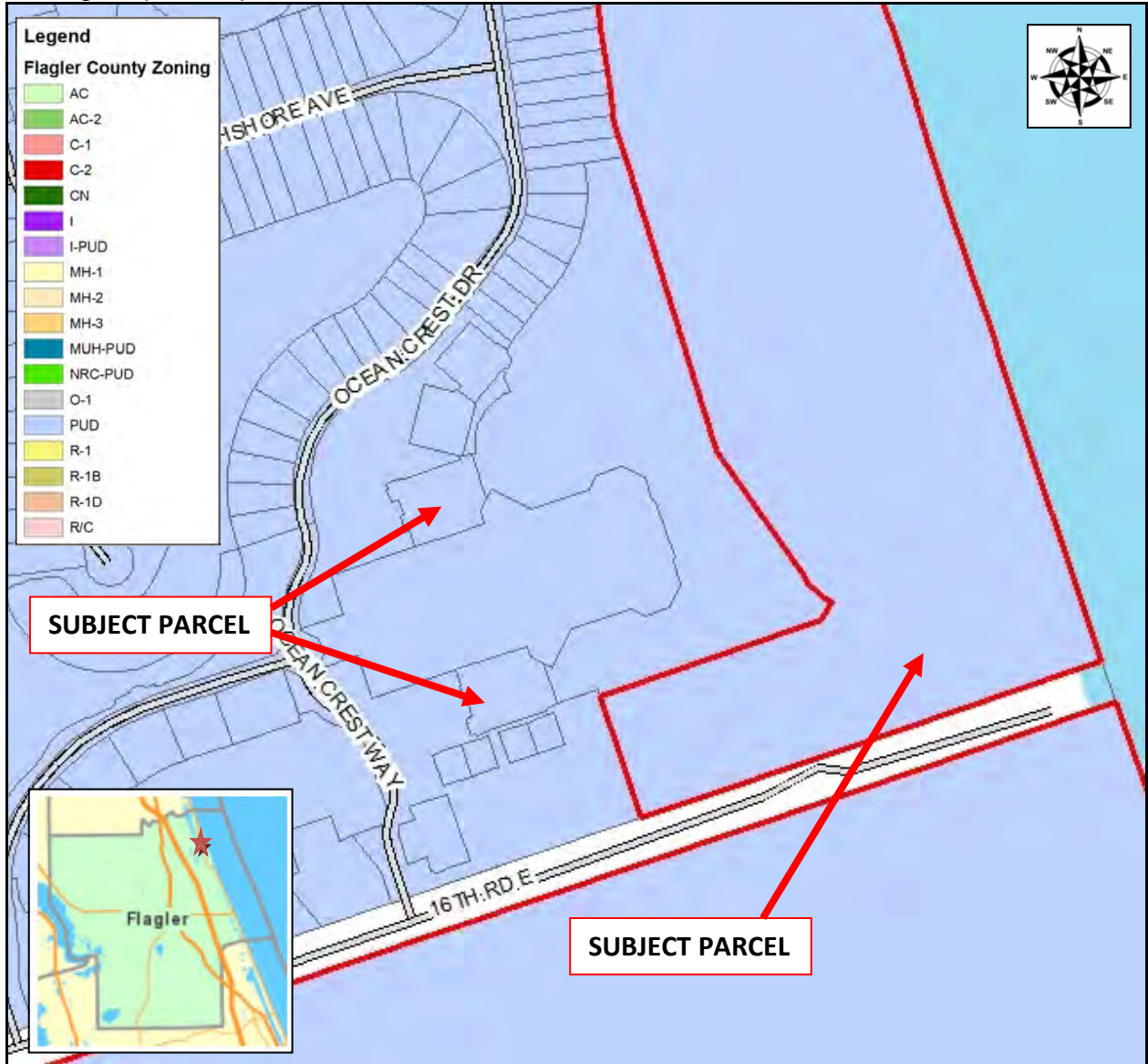
Initial correspondence with the Dunes Community Development District indicates availability of potable water and sanitary sewer service to serve the proposed new Lodge development. Ultimately, demonstration of availability of service for immediate connection will be required prior to building permit issuance.

Due to the high level of interest that this application has received, staff has prepared a consistency analysis of the applicable regulatory documents as they relate to this application request. Ordinarily, these review materials would not be presented in this manner, but this presentation is made here to reduce the burden on the Board and the public. Excerpts of the Future Land Use Map and Zoning Map follow on the next two pages, depicting the limits of the Mixed Use: Low Intensity, Low/Medium Density Future Land Use designation along with the Planned Unit Development (PUD) zoning district.

FLUM Map excerpt:



Zoning Map excerpt:



FLAGLER COUNTY COMPREHENSIVE PLAN CONSISTENCY ANALYSIS	
STANDARD/REGULATION	APPLICABILITY/ANALYSIS
<p>Future Land Use Element (FLUE) Goal A.1. Flagler County shall strive to achieve orderly, harmonious and judicious use of the land through a distribution of compatible land uses, fostering the viability of new and existing communities while maintaining the agricultural pursuits of the County, and recognizing and preserving the integrity of the natural environment.</p>	<p>The subject property is located with the Hammock Dunes Planned Unit Development and presently developed as golf course and lodge through the Hammock Dunes Development of Regional Impact (Flagler County Resolutions 84-7, 95-50, 98-10, 2001-135, 2002-107, 2003-21 and 2010-22) on property identified in the Flagler County Comprehensive Plan as Mixed Use: Low Intensity, Low/Medium Density. The present development and proposed re-development maintains <u>orderly, harmonious and judicious use of the land through</u> maintaining the presently developed land uses thereby maintaining <u>a distribution of compatible land uses</u> as historically deemed compatible and authorized by Flagler County through previous development approvals. Maintaining the previously approved and presently developed uses through re-development continues the compatibility of the development with the surrounding area. The proposed re-development of the of the Lodge and Golf Course property with like uses <u>fosters the viability of new and existing communities</u> within the immediate neighborhoods of the Hammock Dunes DRI as well as Flagler County. The proposed redevelopment maintains a recreational destination previously approved through the DRI while also maintaining public beach access to an area of beach within the unincorporated area of the County, a beach access which was reduced in its area by action of the BCC in 1998 as an exchange for the preservation of the Malacompra Greenway. The proposed re-development does not impact any of the current or planned agricultural areas of Flagler County and thereby <u>maintains the agricultural pursuits of the County</u>. The proposed re-development <u>recognizes and preserves the integrity of the natural environment</u> by not extending development beyond the previously identified areas for development within the subdivision plats for Northshore Plat Five (MB 32, Pages 38 -40) and Ocean Hammock Golf Course (MB 33, Pages 11 - 18).</p>

FLAGLER COUNTY COMPREHENSIVE PLAN CONSISTENCY ANALYSIS	
STANDARD/REGULATION	APPLICABILITY/ANALYSIS
<p>Future Land Use Element (FLUE) Objective A.1.6 Flagler County shall continue to ensure that the Future Land Use Map series and the Comprehensive Plan are implemented through consistent and coordinated land development regulations and the Official Zoning Map.</p>	<p>The proposed amended PUD Site Development Plan maintains consistency with the present Future Land Use designation of Mixed Use: Low Intensity, Low/Medium Density and does not require any Future Land Use Map amendment. The proposed amended PUD Site Development Plan coupled with a review as a rezoning maintains the present zoning district applied to the subject property of PUD (Planned Unit Development) and does not require a change to the zoning map.</p>
<p>Future Land Use Element (FLUE) Policy A.1.6.1 Flagler County shall implement its Comprehensive Plan through land development regulations which maintain the quality of existing and proposed residential areas by establishing regulations for roadways buffers, landscape and natural vegetation buffers, fences and walls, and the use of intervening common open space.</p>	<p>Implementation of the County’s Comprehensive Plan is occurring for this request through the submittal of the subject application generating staff reviews and recommendations in preparation for the required the public hearing process for Application #2962.</p>
<p>Future Land Use Element (FLUE) Policy A.1.6.2 Flagler County shall implement its Comprehensive Plan through land development regulations which protect residential neighborhoods from encroachment by incompatible land uses such as commercial and industrial development. This type of protection may require as part of the Land Development Code (LDC) standards for natural and planted landscape buffers and that less intensive office, commercial, or industrial uses be located adjacent to residential development and that the intensity may increase the further the distance away from residential development.</p>	<p>Implementation of the County’s Comprehensive Plan is occurring for this request through the submittal of the subject application generating staff reviews and recommendations in preparation for the required the public hearing process for Application #2962. The re-development of the subject property with equal impact areas (horizontally as well as vertically) maintains consistency with the adopted Land Development Code. The proposed improvements maintain existing distances from residential development and are equal to the previously approved uses within the development.</p>

FLAGLER COUNTY COMPREHENSIVE PLAN CONSISTENCY ANALYSIS	
STANDARD/REGULATION	APPLICABILITY/ANALYSIS
<p>Future Land Use Element (FLUE) Policy A.1.6.3 Flagler County shall implement its Comprehensive Plan through land development regulations which shall control the location and extent of new residential development and require mitigation to ensure that new development is compatible with the design and environmental character of the area in which it is located.</p>	<p>Application #2962 does not propose additional residential development. The application demonstrates that the location of the re-development will occur in an environmentally sensitive manner and proposes to restore previously developed areas. The limits of the proposed re-development remain within the present development areas. As such the compatibility with the design and environmental character of the area is maintained.</p>
<p>Future Land Use Element (FLUE) Policy A.1.6.5 Flagler County shall implement its Comprehensive Plan by adopting land development regulations which will regulate commercial development and require vegetative berms, buffers, and visual screens to minimize the impacts of commercial development on surrounding residential uses.</p>	<p>The proposed re-development is not a new commercial development. The re-development proposes to maintain vegetative areas that comply with the land development regulations for landscaping, buffers, visual screens which minimize the impacts of the development on surrounding residential uses.</p>
<p>Future Land Use Element (FLUE) Policy A.1.6.8 Mixed land use areas shall be located as shown on the Future Land Use Map and as amendments are made to that Map, buffers, density transitions, and other techniques will be utilized to ensure that incompatible land use situations will not be created.</p>	<p>Application #2962 for rezoning and an amended PUD Site Development Plan does not require a request for a change to the present land use designation of Mixed Use: Low Intensity, Low/Medium Density.</p>

FLAGLER COUNTY COMPREHENSIVE PLAN CONSISTENCY ANALYSIS	
STANDARD/REGULATION	APPLICABILITY/ANALYSIS
<p>Recreation and Open Space Element (ROSE) Goal H.1. Ensure provision of sufficient parks, open spaces, and recreation facilities and programs to satisfy the health, safety and welfare needs of all Flagler County residents and visitors. Flagler County’s goal is to strive to preserve and protect open spaces and other natural features with recreation potential for current and future needs. The County shall provide a system of parks, open space, recreational facilities, environmentally sensitive lands, trails, greenways, and blueways to ensure healthy lifestyle choices, improve communities and neighborhoods and offer bicycle and pedestrian access. Lastly, the County shall enhance public access to and utilize the park system and natural resources of Flagler County in order to provide a total quality of life for the residents.</p>	<p>The proposed rezoning and amended PUD Site Development Plan to re-develop previously developed areas does not generate the requirement of dedication of additional parks, open spaces or recreation facilities. The dedication of acreage for recreation and open spaces occurred through the previously approved Hammock Dunes DRI. Those areas previously dedicated are to be maintained within the development without reduction of dedicated open spaces. The County system of parks, open space, recreational facilities, environmentally sensitive lands, trails, greenways, blueways, bicycle and pedestrian accesses remain as presently developed.</p>
<p>Recreation and Open Space Element (ROSE) Objective H.1.3 The natural, recreational, archaeological, scenic, historical and cultural resources of the A1A Scenic Highway shall be preserved and enhanced for Flagler County residents and visitors.</p>	<p>The proposed rezoning and amended PUD Site Development Plan has demonstrated compliance with the Flagler County Land Development Code and as such meets this objective for preservation and enhancement of natural, recreational, archaeological, scenic, historical and cultural resources of the A1A Scenic Highway where applicable.</p>
<p>Recreation and Open Space Element (ROSE) Policy H.1.3.1 Flagler County shall work towards removal of all billboard signs and the placement of small, low profile informative or educational signage along the Scenic Highway Corridor.</p>	<p>NOT APPLICABLE – The site presently does not include billboard signs and the application does not propose the placement of billboard signs.</p>
<p>Recreation and Open Space Element (ROSE) Policy H.1.3.2 Flagler County supports the River and Sea Scenic Highway Corridor Management Plan.</p>	<p>The Applicant has demonstrated through the amended PUD Site Development Plan to maintain the present beach access (County Road right-of-way of 16th Road) to open water shoreline.</p>

FLAGLER COUNTY COMPREHENSIVE PLAN CONSISTENCY ANALYSIS	
STANDARD/REGULATION	APPLICABILITY/ANALYSIS
<p>Recreation and Open Space Element (ROSE) Policy H.1.3.3</p> <p>Flagler County shall coordinate greenways, signage and bicycle pathways between River & Sea Scenic Byways in unincorporated Flagler County, Oceanshore Scenic Byway in the City of Flagler Beach, River to Sea Preserve in Marineland and Scenic and Historic A1A in St. Johns County.</p>	<p>NOT APPLICABLE – No impacts to the greenways, signage and bicycle pathways are a part of this application.</p>
<p>Recreation and Open Space Element (ROSE) Policy H.1.3.4</p> <p>Flagler County shall work towards creating and maintaining a canopied Scenic Highway Corridor through the plantings of native species, burying power and telecommunications lines, and using directional boring when installing utility lines under canopy root systems.</p>	<p>The proposed rezoning and amended PUD Site Development Plan has demonstrated compliance with the Flagler County Land Development Code and as such meets this objective through preserving existing tree canopies, planting new native trees, vegetation, restoration of dune vegetation and utilizing underground utilities. Stands of scrub oak are not identified as part of the Hammock’s protected canopy in the Corridor.</p>
<p>Recreation and Open Space Element (ROSE) Policy H.1.3.5</p> <p>Flagler County shall identify historical, cultural and educational tourist opportunities and improve recreational facilities without adversely impacting natural resources along the Scenic Corridor.</p>	<p>The proposed rezoning and amended PUD Site Development Plan includes preservation and restoration of natural areas – provided that minimal impacts to the scrub oak habitat occur consistent with the plat addendum – while improving tourist opportunities along the Scenic Corridor.</p>
<p>Recreation and Open Space Element (ROSE) Policy H.1.3.6</p> <p>Flagler County shall strive to implement a Beach Management Plan, as approved and amended by the Board of County Commissioners.</p>	<p>NOT APPLICABLE – The Beach Management Plan not adopted at the present time.</p>
<p>Recreation and Open Space Element (ROSE) Objective H.1.7</p> <p>Flagler County shall secure additional access points to open water shorelines.</p>	<p>The Applicant has demonstrated through the proposed rezoning and the amended PUD Site Development Plan to maintain the present beach access (County Road right-of-way of 16th Road) to open water shoreline.</p>

FLAGLER COUNTY COMPREHENSIVE PLAN CONSISTENCY ANALYSIS	
STANDARD/REGULATION	APPLICABILITY/ANALYSIS
<p>Recreation and Open Space Element (ROSE) Policy H.1.7.3 Flagler County shall provide for beach access and public parking, maintain existing public access points and dune walkovers and provide public parks at waterfront locations, such as Lake Disston, Crescent Lake, Dead Lake, and the Intracoastal Waterway.</p>	<p>The Applicant has demonstrated through the proposed rezoning and the amended PUD Site Development Plan to maintain the present public beach access (County Road right-of-way of 16th Road).</p>

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HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
Resolution No. 84-7, adopted 3-30-1984 (in part)	[Section header to identify D.O. document]
WHEREAS, Hammock Dunes as proposed in the ADA [Application for Development Approval] is a planned community located on approximately 2,258 acres in the unincorporated area of Flagler County, consisting of 6,670 residential units and related commercial, institutional, recreational and other uses; [Resolution, page 1]	Sets initial development limits.
4. The proposed Hammock Dunes DRI, subject to the conditions imposed by this development order, is consistent with the Flagler County Comprehensive Plan, subdivision regulations, and other local land development regulations. [Resolution, page 3]	Development is subject to other requirements.
(h) Measures taken to safeguard the Gopher Tortoise and Eastern Indigo Snake, including relocations sites. [to be included in the required annual report; Resolution, page 8]	Protected animal species to be relocated.
(j) Measures taken to protect or relocate the other rare, threatened or endangered vegetative or wildlife species, or species of special concern. [to be included in the required annual report; Resolution, page 8]	Protected species to be reported annually to the RPC.
4.4 <u>16th and Jungle Hut Roads</u> The Applicant [Admiral Corporation, a subsidiary of ITT] shall upgrade these two facilities from SR A1A to their eastern termini at the entrance to the parks to meet current County road standards per Flagler County Development and Subdivision Regulations and shall construct the necessary improvements at the roads' intersections with SR A1A upon the completion of the Intracoastal Waterway Bridge. Once these roads have been improved to County road standards, the County shall be responsible for maintaining them. [Attachment A, page A-14]	Roadway improvements at 16th Road funded by the Developer.
6.0 LAND RESOURCES/DUNES	[Section header]

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>6.1 The landward toe of the primary dune shall be determined by DNR [Florida Department of Natural Resources, now referred to as Florida Department of Environmental Protection of FDEP] in consultation with the Applicant and RPC [Regional Planning Council, now referred to as the Northeast Florida Regional Council or NEFRC]; no excavation or other development shall be allowed on the landward toe of the primary dune that could destroy the integrity of the dune. [Attachment A, page A-19]</p>	<p>Primary dune integrity is objective; no mention of CCCL in relation to primary dune.</p>
<p>6.2 The primary dune breaches existing on Hammock Dune property, specifically #4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 (see page DD-44 RPC DRI Assessment Report) shall be filled and stabilized with vegetation by the Applicant at the beginning of development, to be completed prior to the end of Phase I. The Applicant shall also restore primary dune breaches located within park sites being donated by it to the County. At the County's request, the Applicant shall pay to the County \$60,000 for the County to use in constructing appropriate motor vehicular dune crossovers at the end of Malacompra Road and at the south beach park site [now known as Varn Park] and \$17,000 for pedestrian walkovers at the end of 16th Road and Jungle Hut Road, or other beachfront park-related services. In Order to ensure that these funds, which are currently adequate to pay the cost of such crossovers, remain adequate, the \$77,000 shall be increased on January 1 of each year starting with January 1, 1985 by an amount equal to the one year Certificate of Deposit interest rate being paid by Barnett Bank of Flagler County on the principal and any accumulated interest. The inflation protection provision of this paragraph shall also apply to the \$50,000 provision of paragraph 14.1.f. [Attachment A, pages A-19 through A-19a]</p>	<p>Closing of informal dune crossings and funding of future walkovers/crossings.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
6.3 Preliminary development plans for areas adjacent to the dunes submitted to the County shall simultaneously be provided to the RPC and shall include the following information regarding protection of the dunes: [Attachment A, page A-19a]	Dune protection review by other agencies.
<ul style="list-style-type: none"> a. All dunes to be preserved in the buffer area shall be mapped; b. Measures to be taken to preserve the integrity of the dune system, e.g. filling and revegetation of blowouts, shall be specified. [Attachment A, page A-20] 	Dune impacts to be evaluated.
6.4 Final development plans for areas adjacent to the dunes submitted to the County shall simultaneously be submitted to the RPC to demonstrate that the type, density and design of development proposed adjacent to the primary dune will not substantially alter the existing integrity of the dune system. [Attachment A, page A-20]	Regional input required prior to development adjacent to primary dune system.
6.5 The Applicant shall submit to DER, St. Johns River Water Management District (District), and the RPC, an erosion control plan, by phase. No land shall be left ungraded without groundcover for more than 30 days, except that which is necessary for construction of the water management system, golf courses, and roadways. The erosion control plan shall address the steps to mitigate erosion for the construction of the water management system, golf courses and roadways in sufficient detail to justify the exclusion of these from this condition. [Attachment A, page A-20]	Regional review of erosion control plan.
9.0 <u>VEGETATION AND WILDLIFE</u>	[Section header]
9.1 The Applicant shall prepare and submit to the Game and Fresh Water Fish Commission for review and recommendations a plan to relocate any rare or endangered plant species or plant species of special concern found in areas to be developed, to be implemented prior to development in each phase. [Attachment A, page A-25]	Relocation of plant species.

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
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<p>9.2.a. The development in the Hammock area (hardwood forest area adjacent to A1A) located between 16th and Malacompra Roads shall be in compliance with and consistent with the provisions of Public Hearing Exhibit 7, which is a report entitled “Development Suitability Analysis of the Hammock Forest, 16th Road to Malacompra Road”, revised January 14, 1984 and as amended March 30, 1984.</p> <p>During the construction within the area described in the Analysis, the Applicant shall pay the County for daily on-site inspections as required by the staff of the County Engineer’s office to guarantee its compliance with this provision and to maximize the tree protection required by Section 9.3. [Attachment A, page A-25]</p>	<p>Development of the hardwood Hammock area.</p>
<p>9.3 The Applicant shall take special care during any construction activity not to injure or destroy trees or tree root systems of trees identified as conservation or preservation on the PCD map on page 12.13 of the ADA as modified by Section 9.2.a. The Applicant shall by appropriate restrictions, obligate purchasers to comply with this standard during any construction undertaken by them. The areas covered by this provision include the Hammock area described in Section 9.2.a. and hardwood tress adjacent to functional wetlands identified on the Preservation, Conservation, and Development Map, ADA p. 12.13.</p> <p>The Applicant shall devise a system of financial penalties and inducements to encourage its contractors to comply with the terms of this section. [Attachment A, page A-26]</p>	<p>Tree protection measures by the Developer.</p>
<p>9.4 Prior to initial development in each phase, the Applicant shall relocate any existing Gopher Tortoises and Eastern Indigo Snakes from areas to be developed to suitable habitats as defined by the Game and Fresh Water Fish Commission. [Attachment A, page A-26]</p>	<p>Relocation of Gopher Tortoises and Indigo Snakes from development areas.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
9.5 A detailed restrictive beachfront lighting plan designed to protect the Loggerhead Turtle, a threatened specie [sic], shall be submitted to the Florida Game and Freshwater Fish Commission for review and approval prior to initiation of development. The Applicant shall cause other developers, if any, to conform to the approved lighting plan. [Attachment A, page A-27]	First inclusion of sea turtle lighting in Flagler County.
9.6 In its landscaping program, Applicant shall use native trees which will mature into canopy trees. [Attachment A, page A-27]	Native trees to be used for landscaping.
12.0 <u>PUBLIC SAFETY</u>	[Section header]
12.1 <u>Hurricane Evacuation</u> Transfers of title to any property in the project shall be accompanied by a separate hazard disclosure document, stating that Hammock Dunes is within a hurricane hazard area, in which property is subject to damage and residents may be subject to an evacuation order in the event of any hurricane landfalling within 50 miles of Hammock Dunes. [Attachment A, Page A-30]	DRI determined from onset to address hurricane evacuation plans.
12.2 The Applicant shall require that all buildings in excess of three stories be equipped with internal fire suppression/protection equipment including standpipes and sprinkler systems and a minimum of two pressurized stairwells per each high rise building. In addition, streets leading to such buildings shall be wide enough and have sufficient support to accommodate heavy fire suppression apparatus up to the size of a ladder truck. [Attachment A, Page A-31]	Fire sprinklers required in all buildings exceeding three stories in height.
12.3 The Applicant shall construct, or cause to be constructed, a public safety complex consisting of a two-bay facility of approximately 5,000 square feet within the convenience/commercial site located at the easterly end of the Intracoastal Waterway bridge. The facility shall be constructed before 1,000 dwelling units are built on site. [Attachment A, page A-31]	Public safety site provided by Developer.

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>12.4 On or before the completion of the public safety complex described in 12.3 above, the applicant shall contribute the following new public safety equipment to the County or other appropriate entity:</p> <ul style="list-style-type: none"> • one emergency service line unit (advance life support); • one 1,250 gallon capacity fire pumper/tanker; • two patrol units for use by the Sheriff's Office. <p>The Applicant may contribute the equivalent value of the patrol units to the Sheriff's Office for its use for public safety purposes in lieu of donating the two patrol units. [Attachment A, Pages A-31 through A-32]</p>	<p>Public safety equipment provided by Developer.</p>
13.0 <u>ENERGY</u>	[Section header]
<p>13.1 The Applicant has committed to construct all residential, multi-family, commercial and recreational facilities to the standards of the Florida Power & Light Company's Watt-Wise program or an equivalent standard. These units shall be certified by the utility as having merited the Watt-Wise designation or its equivalent. [Attachment A, Page A-32]</p>	<p>Energy saving measures to be used; certification required.</p>
<p>13.2 The Applicant shall construct or cause to be constructed the bike path as shown on the Bikeway and Pedestrian System Plan (bike map, ADA, p. 31.33), residents' path, and residents' trail as depicted on such map. The bike and residents' paths shall link residential areas to the commercial and recreational areas and school if located on the Hammock Dunes property. The paths shall be constructed to occur with the phasing of the development. [Attachment A, Page A-32]</p>	<p>Bike and pedestrian paths constructed by Developer.</p>
<p>13.3 The Applicant shall install or cause to be installed bike racks/devices at the commercial and recreational facilities. [Attachment A, Page A-32]</p>	<p>Bike racks required at commercial facilities.</p>
<p>13.4 All outdoor lighting systems in areas such as parking and recreation, shall use energy efficient lighting such as high pressure sodium or low pressure sodium [Attachment A, Pages A-32 through A-33]</p>	<p>Energy-efficient lighting required.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
13.5 If swimming pools for the condo units and beach clubs are to be heated, the equipment shall meet the following standards: for fossil fuel systems, a steady state efficiency rating of 85% or greater; for electrical systems, a C.O.P. of 2 or greater. [Attachment A, Page A-33]	Energy-efficient pool heating required, if needed.
13.6 To evaluate the success of including such conservation measures in the development, the Applicant shall provide the RPC with information as to the status of the implementation of these measures in the annual report required by F.S. 380.06(16). [Attachment A, Page A-33]	Energy conservation measures reported as part of annual report.
14.0 RECREATION AND OPEN SPACE	[Section header]
14.1 The Applicant shall convey and the County shall accept and maintain the 67 acres of four oceanfront sites and 10 acres of Intracoastal park to the County on the following schedule:	Parks dedication total acreages.
a. The Applicant shall convey two acres of land at the end of Jungle Hut Road for beach access and parking purposes upon completion of the ICWW bridge. [Attachment A, Page A-33]	Jungle Hut Beach access
b. The Applicant shall convey eight acres of park land at the south end of the Hammock Dunes site (Beach Community) for park purposes upon approval of the first site development plan for Hammock Dunes. [Attachment A, Pages A-33 through A-34]	Varn Park
c. The Applicant shall convey 19 acres of park land out of the total 24 acre Malacompra site shown in green on the Hammock Dunes ADA Master Development Map south of the Applicant's north Johnson Beach property line upon approval of the first site development plan for Hammock Dunes. [Attachment A, Page A-34]	Malacompra Park

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>d. The Applicant shall convey the balance of the Malacompra Road site shown in green on the Hammock Dunes ADA Master Development Plan map north of the Applicant’s northern Johnson Beach property line upon request from the County any time after approval of the first site development plan for Hammock Dunes. [Attachment A, Page A-34]</p>	<p>Malacompra Park again</p>
<p>e. The Applicant shall convey the 33 acres of park land at the end of 16th Road on the following schedule:</p> <ul style="list-style-type: none"> • 1/3 of land and oceanfrontage upon completion of the ICWW bridge; • 1/3 of land and oceanfrontage upon completion of Phase I; • 1/3 of land and oceanfrontage upon completion of Phase II. [Attachment A, Page A-34] 	<p>16th Road Park, to be provided in phases</p>
<p>f. The Applicant shall convey a 10 acre Intracoastal park as shown on the Master Development Plan at the conclusion of the Intracoastal Waterway bridge construction. Concurrent with the conveyance of the park site, the Applicant shall construct and convey to the County a two-bay boat ramp to be located in the vicinity of the Intracoastal Waterway bridge. This boat ramp shall comply with DNR and DER [Florida Department of Environmental Regulation, now FDEP] requirements. The Applicant may give the County \$50,000 in lieu of this obligation. [Attachment A, Page A-35]</p>	<p>Intracoastal Park</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
g. In addition to the 77 acre park conveyances, the Applicant shall also convey to the County and the County shall accept and maintain for park purposes 13.9 acres designated on the original Master Development Plan Map as the Johnson Beach school site. This conveyance shall be made upon approval of the first Site Development Plan for Hammock Dunes. [Attachment A, Page A-35]	Johnson Beach lands
14.2 The Applicant shall grade the park sites, except dune areas, in a reasonable manner suitable for recreational development under a schedule agreed upon with the County. The Applicant will assist the County in the design of the parks. All park conveyances referred to herein shall restrict the property's use to park or other governmental purposes, except for the conveyance described in 14.1.d. [Attachment A, Page A-35]	Developer completes initial development
14.3 The Applicant shall provide dune walkovers along the beachfront on the Applicant's property as submitted in the Sufficiency Response, p. S.27.13. [Attachment A, Page A-35]	Developer to provide dune walkovers
14.4 The Applicant shall contribute \$20,000 to the County for purposes of Malacompra park improvements such as the construction of picnic tables and other park facilities. These funds shall be contributed when the 19 acres of Malacompra park site are conveyed to the County. [Attachment A, Page A-36]	Developer funds for Malacompra improvements

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>14.5 Land identified for golf course usage on the Master Development Plan map (ADA, p. 12.5) shall be deed and plat restricted to ensure that the usage of this land is limited to golf courses (including appropriate associated golf club facilities), open space, parks or, if approved by the County Commission, other appropriate recreational usages. Since it is recognized that the final configurations of the proposed golf courses are not now available, the Applicant at the time of platting shall identify the specific acreage for golf course use. The plat shall show the boundaries and configurations of the golf courses. The plat and all deeds of land within the area so identified as golf course usage on the plat shall contain restrictions limiting the usage of the property platted to golf courses (including appropriate associated golf club facilities), open space, parks or, if approved by the County Commission, other appropriate recreational or governmental usages. [Attachment A, Page A-36]</p>	<p>Golf course plat restriction</p>
<p>15.0 <u>RESIDENTIAL RECREATION</u></p>	<p>[Section header]</p>
<p>The Applicant shall reserve two acres for Hammock Dunes resident recreational purposes in each of the following eight communities in Hammock Dunes: Ocean Estates, Racquet Club, Ocean Recreation, Destination Resort, Varn Lake, Fish Island, Fairways Community and Harbor Village. There are no acres reserved in Johnson Beach or the Beach Community. [Attachment A, Page A-37]</p>	<p>Internal resident recreation areas</p>
<p>16.0 <u>OCEAN ESTATES COMMUNITY AND JOHNSON BEACH SUBDIVISION</u></p>	<p>[Section header]</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>Because of the land use requirements of Section 9.2.a. relating to the Hammock forest located along A1A between 16th and Malacompra Road, it was necessary for the Applicant to adjust the land use and cluster plan for the adjacent Ocean Estates Community. The Ocean Estates Insert Map dated February 10, 1984, revises the land plan for Ocean Estates previously shown on the January 14, 1984, Master Development Plan Map. The adjusted plan is consistent with the provisions of Section 9.2.a. and provisions of Section 17.5. [the Insert Map – Page A-53 – identifies the current Lodge site as part of the 16th Road Park, while the resort buildings and amenities are identified as an LM cluster; Attachment A, Page A-37]</p>	<p>Hammock area adjustments to development plan</p>
<p>16.1 Because of the County’s concern that during the later phases of this development there may be adequate public beach park and/or governmental facilities in the beachfront area the remaining portions of the Johnson Beach acres shall not be sold or conveyed by the Applicant until the Applicant and County have conducted a joint study of the need for additional park or governmental facilities in the beachfront area. This study shall be completed by the end of Phase II of the development. If the study shows that all or a part of the remaining Johnson Beach acreage is or will be needed for park or governmental purposes, the Applicant shall convey the needed property it now owns in the Johnson Beach area as shown on the Johnson Beach Site Study Map to the County for such purposes within sixty (60) days of such post-study determination of public need. [Attachment A, Pages A-37 through A-38]</p>	<p>Language sets the stage for future swap in 1998</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>17.5 The Hammock Dunes DRI is a Planned Unit Development under Article X of the Flagler County Development and Subdivision Regulations [Ord. No. 78-8, amended 12-12-1978] because it provides adequate open space, vehicular circulation and parking, recreation, park and school sites, innovative housing designs, and the service needs for the tract when fully developed and populated, and because this development order provides adequate covenants or other legal provisions which will help assure conformity to and achievement of the purposes of Article X. For purposes of compliance with Article X and other County development ordinances, this project, during the life of this development order, shall be treated as a Planned Unit development subject to the following substantive conditions:</p>	<p>PUD language incorporated into the DRI</p>
<p>a. <u>Density</u> The Hammock Dunes ADA Master Development Plan Map identifies 893 acres for residential development out of 2,258 acres. Even without credit for lands which the Applicant will convey or dedicate to parks, open space, schools (See Section 2) and other uses under this development order, based upon a comparison of the project to the Flagler County Comprehensive Plan which allows for up to eight (8) dwelling units per acre, the Applicant is entitled to 7,144 units. Regardless of future density changes in the Flagler County Comprehensive Land Use Plan or other County regulations, this order limits the Applicant to a total of 6,670 dwelling units, which is equivalent to 7.47 dwelling units per acre on the designated 893 residential acres.</p>	<p>Description of the overall project</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS													
DRI CONDITION	ANALYSIS												
<p>b. <u>Residential Clusters</u> The maximum number of dwelling units allowed for this project are those set forth in Section 17.5.a. Residential clusters are identified in Exhibit 17.5.1. attached. Data about individual clusters including community location, density category, acreage and number of dwelling units is shown on Table 17.5.2. Cluster Data. Site development plans, cluster diagrams, and any plats submitted for approval by the County shall comply with Table 17.5.2. [the area of the current Lodge is identified on 17.5.1. – Page A-45 – as part of the 16th Road Park, while the resort and amenity area is depicted as Cluster 37, identified on 17.5.2. – Page A-46 – as “D. Estate” and M-H on 20 acres with 437 dwelling units]</p>	<p>Development in identified clusters.</p>												
<p>Individual clusters may vary 15% plus or minus from the cluster data identified in Table 17.5.2. In the event of such a change, the data of other clusters shall also be changed so that the overall dwelling units remain in balance. At the time of each site development plan and cluster diagram review, the Applicant shall also submit a revised Table 17.5.2 and revised Map 17.5.1, which reflects the data redistribution and clearly indicates those residential clusters affected.</p>	<p>Allowances for variation in cluster development.</p>												
<p>c. <u>Allowable Building Height</u> Within each cluster density category, there is a maximum allowable building height. Dwelling unit density and heights which are granted to the Applicant are regulated by the information below and Exhibits 17.5.1. (Residential Clusters) and 17.5.2.</p>	<p>Height limits...</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Allowable Building Height</th> </tr> <tr> <th style="text-align: left;">Cluster Data</th> <th style="text-align: center;">Maximum</th> </tr> <tr> <th style="text-align: left;">Density Category</th> <th style="text-align: center;">Building Height in Stories</th> </tr> </thead> <tbody> <tr> <td>Low (L)</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Low-Medium (L-M)</td> <td style="text-align: center;">7</td> </tr> <tr> <td>Medium-High (M-H)</td> <td style="text-align: center;">20</td> </tr> </tbody> </table>	Allowable Building Height		Cluster Data	Maximum	Density Category	Building Height in Stories	Low (L)	3	Low-Medium (L-M)	7	Medium-High (M-H)	20	<p>... based on stories.</p>
Allowable Building Height													
Cluster Data	Maximum												
Density Category	Building Height in Stories												
Low (L)	3												
Low-Medium (L-M)	7												
Medium-High (M-H)	20												

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>d. <u>Building Spacing</u> The spacing for buildings shall be determined by the County at the time of site development plan submittal giving due consideration to the need for variety and innovation in housing types within this project.</p>	Spacing (setbacks) based on individual development plans.
<p>e. <u>Impact of Development Requirements</u> The density units, building spacing, and height provisions granted by this development order are not precedent setting, but are based upon particular factual circumstances and conditions relating to this development of regional impact, including the Applicant's extensive park and school site contributions; transportation improvements; open space and preservation area commitments; and commitments of equipment, facilities, and other financial resources to mitigate the impacts of the project, as well as other conditions and obligations imposed by this development order.</p>	Determination statement
<p>f. <u>Signage and Lighting</u> Prior to the construction of the first dwelling units, the Applicant shall prepare signage and lighting guidelines to be used throughout the Hammock Dunes development. These guidelines shall deal with the type, location, dimensions and materials used for signage and lighting.</p>	Signage and lighting plan scheduling requirement
<p>g. <u>Flexibility Considerations</u> As a Planned Unit Development, this project is expected to seek flexibility within the County Development and Subdivision Ordinances, but any changes must first be approved through the site development plan review procedures of Section 17.6. Regulations which may be affected include, but are not limited to:</p>	Flexibility considerations as a PUD.
<p>1. Yard, lot width and size, depth and building orientation requirements;</p>	
<p>2. Minimum road rights-of-way widths, typical sections and paving sections;</p>	

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
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3. Road swales and rights-of-way clearing requirements, particularly where trees and natural vegetation systems are to be preserved or protected;	Flexibility considerations as a PUD.
4. Cul-de-sac length, right-of-way and turn around width provisions;	
5. Block length and width provisions;	
6. Bridge and other pedestrian walk requirements;	
7. Off-street parking space requirements;	
8. Drainage maintenance easements;	
9. Waterway minimum depth and width. [Attachment A, Pages A-40 through A-44]	
17.6 For purposes of compliance with the Flagler County Development and Subdivision Regulations and other development ordinances, this project for procedural purposes shall be treated as a "Planned Unit Development" under Article X of those regulations. This project shall be subject only to the following review provisions which are an elaboration of the review provisions of Article X.	PUD review procedures
a. <u>Preliminary Planning Conference</u> The Applicant shall meet with appropriate County staff to review the preliminary design prior to the submittal of the site development plan. The preliminary design shall include a sufficient level of information to allow the conference participants to identify issues, coordinate requirements and otherwise promote proper and efficient review of the proposed development.	
b. <u>Site Development Plan</u> A site development plan which complies with this development order shall be submitted to the Flagler County Commission for approval prior to the start of construction. Where a residential cluster is to be phased, and a site development plan is submitted only for a portion of the cluster, a cluster diagram must be included along with the site development plan.	

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>c. <u>Submittal Requirements</u> The site development plan and any necessary supporting documents or exhibits shall contain the following information:</p>	<p>PUD submittal requirements.</p>
(1) Site Development Plan	
(a) application form and fees;	
(b) lot area in acres or square feet;	
(c) existing site conditions including contours, water course, flood plains, coastal zone setback lines, unique natural features and wooded areas;	
(d) proposed lot lines, plot designs, easements, and public rights-of-way;	
(e) the location, height, and floor area of all existing and proposed buildings, structures and other improvements and the use and type of all structures shall be indicated;	
(f) if residential use, the total number and number of each type of dwelling units, plus: <ul style="list-style-type: none"> • gross residential density; • percentage and square feet of building coverage; • percentage and square feet of driveway and parking; • percentage and square feet of street right-of-way. 	
(g) the location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open space, public parks, recreational areas, bicycle paths, schools and other public and semi-public uses;	
(h) the existing and proposed circulation system or arterial, collector, and local streets, including the number of off-street parking spaces, loading areas, service areas, and points of access to the circulation system;	

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
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(i) the existing and proposed utility systems including sanitary sewers and water, electric, gas and telephone lines;	PUD submittal requirements.
(j) the existing and proposed water drainage pattern and any natural or man-made facilities to manage storm water, including their capacities and specifications;	
(k) general landscape plan including existing and proposed vegetation, statement of Applicant’s landscape plans and commitments, proposed treatment of perimeter of development with notes concerning signage and lighting;	
(l) such engineering plans and drawings as may be required by the County Engineer for review including street layout and design, street cross sections and profiles, sanitary sewer design, storm drainage facilities and other utility lines and facilities;	
(m) indication of the public or private ownership of all major facilities and amenities.	
(2) Cluster Diagram A cluster diagram is required along with a site development plan for residential developments which do not encompass an entire residential cluster. The cluster diagram shall contain the following information:	
(a) the boundary and number of the cluster identified on Exhibit 17.8.2.;	
(b) the location, acreage, and density of the proposed site development plan, any existing development, and the undeveloped portion of the cluster;	
(c) a diagrammatic land use plan showing overall utilities, vehicular and pedestrian circulation, water management, and all other appropriate project features.	

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>(3) Approval of the Site Development Plan The County shall review the Site Development Plan (and cluster diagram, if required) for conformance with the development order. Within sixty (60) days of submittal, the site development plan shall be approved, approved with conditions, or denied. If the site development plan is determined to be in compliance with the development order, it shall be approved. Written notice of action to deny the site development plan shall be given to the Applicant within ten (10) days after the action.</p>	<p>PUD approval steps.</p>
<p>(4) Recording Upon approval of the Site Development Plan and receipt of notification of such action from the County Commission, the Applicant may present such copies as are required to the Clerk of the Circuit Court of Flagler County for recording. A copy of the Site Development Plan shall also be sent to the Development Administrator. [Appendix A, Pages A-41 through A-52]</p>	
<p>17.7 The County and the Applicant recognize that this development order will form the basis upon which the Applicant or its successors will plan and conduct its phased development activities. Nothing contained herein shall be considered an endorsement or approval by the County of any trade practices, method of sale, construction or sales activities conducted by the Applicant or its successors. [Attachment A, Page A-52]</p>	<p>Approval by County not endorsement of project.</p>
<p>Resolution No. 95-50, adopted 7-5-1995 (in part)</p>	<p>[Section header to identify D.O. document]</p>
<p>WHEREAS, Hammock Dunes as proposed in the ADA is a planned community located on approximately 2,244.91 acres in the unincorporated area of Flagler County, consisting of 4,400 residential units and related commercial, institutional, recreational and other uses; [Resolution, page 5]</p>	<p>Changes to development limits</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>6.5 The Applicant shall submit to DEP, St. Johns River Water Management District (“District”), the RPC, and the County Engineer, an erosion control plan. Separate plans shall be submitted before any construction for the area of the DRI South of Jungle Hut Road; the area between Jungle Hut Road and 16th Road; and the area north of 16th Road. No land shall be left ungraded without groundcover for more than 30 days, except that which is necessary for construction of the water management system, golf courses, and roadways. The erosion control plan shall address the steps to mitigate erosion for the construction of the water management system, golf courses and roadways in sufficient detail to justify the exclusion of these from this condition. [Resolution, Page 9]</p>	<p>Regional review of erosion control plan.</p>
<p>9.1 The Applicant shall prepare and submit to the Game and Fresh Water Fish Commission for review and recommendations a plan to relocate any rare or endangered plant species or plant species of special concern found in areas to be developed, to be implemented prior to development of any affected area. [Resolution, Pages 9 through 10, in part]</p>	<p>Agency review of plant species plans.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>9.2.a. The development in the Hammock area (hardwood forest area adjacent to SR A1A) located between 16th Road and Malacompra Road shall be in compliance with and consistent with the provisions of Public Hearing Exhibit 7, which is a report entitled “Development Suitability Analysis of the Hammock Forest, 16th Road to Malacompra Road”, revised January 14, 1984 and as amended March 30, 1984.</p> <p>If development is ever permitted within the parcel designated as number 36 on Exhibits 3A and 4 a continuous naturally-vegetated undisturbed buffer area must be preserved in its natural state. This preserved buffer area shall be a minimum of one hundred feet wide and be located between the Florida Department of Transportation right-of-way and any development.</p> <p>During the construction within the area described in the Analysis, the Applicant shall pay the County for daily on-site inspections as required by the staff of the County Engineer’s office to guarantee its’ compliance with this provision and to maximize the tree protection required by Section 9.3.</p> <p>[Resolution, Pages 10 through 11]</p>	<p>Hammock area development.</p>
<p>12.3 The Applicant shall construct, or cause to be constructed, a public safety complex consisting of a two-bay facility of approximately 5,000 square feet within the convenience/commercial site located at the easterly end of the Intracoastal Waterway bridge. The facility shall be constructed before 750 dwelling units are built on site.</p> <p>[Resolution, Page 12]</p>	<p>Public safety facility construction.</p>
<p>13.2 The Applicant shall construct or cause to be constructed the bike path as shown on the Bikeway and Pedestrian System Plan (bike map, ADA, p. 31.11), residents’ path, and residents’ trail as depicted on such map. The bike and residents’ paths shall link residential areas to the commercial and recreational areas and school if located on the Hammock Dunes property. The paths shall be constructed prior to or concurrently with the road and other infrastructure development.</p> <p>[Resolution, Page 12]</p>	<p>Bike and pedestrian path system.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>14.1.f. and 14.1.b. The Applicant shall convey to Flagler County sites, for parks, as follows:</p> <ul style="list-style-type: none"> • 6 acres south of the ICWW Bridge on the Intracoastal Waterway; • 10 acres near Princess Place Preserve; • 10 acres near River Club; and • 1.741 acres on the ocean and contiguous to the existing ocean front Varn Park with approximately 150 feet of frontage on the Ocean and rectangular in shape. <p>The Applicant gave \$66,914.99 in lieu of conveying a two-bay boat ramp, as reported in the 1988 Annual Report. [Resolution, Page 13]</p>	<p>Parks conveyance.</p>
<p>15.0 <u>RESIDENTIAL RECREATION</u></p>	<p>[Section header]</p>
<p>In conformity with Exhibit 3A, the Master Development Plan, the Applicant shall reserve two acres for Hammock Dunes resident recreational purposes in each of the following eight communities in Hammock Dunes: Ocean Estates, Racquet Club, Ocean Recreation, Resort Community, formerly known as Destination Resort, Varn Lake, Island Estates, formerly known as Fish Island, Fairways Community and Harbor Village and the Ocean Recreation Hotel if it becomes a condominium. [Resolution, Page 13]</p>	<p>Resident recreation.</p>
<p>16.1 Because of the County’s concern that during the later phases of this development there be adequate public beach park and/or governmental facilities in the beachfront area the remaining portions of the Johnson Beach acres shall not be sold or conveyed by the Applicant until the Applicant and County have conducted a joint study of the need for additional park or governmental facilities in the beachfront area. This study shall be completed before January 1, 1998. If the study shows that all or a part of the remaining Johnson Beach acreage is or will be needed for park or governmental purposes, the Applicant shall convey the needed property it now owns in the Johnson Beach area as shown on the Johnson Beach Site Study Map to the County for such purposes within sixty (60) days of such post-study determination of public need. [Resolution, Pages 13 through 14]</p>	<p>Language sets the stage for 1998 land swap.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>17.5.a. <u>Density</u> The Hammock Dunes ADA Master Development Plan Map attached hereto as Exhibits 3A and 3B and incorporated by reference identified 888 acres for residential development out of 2,244.91 acres. Regardless of future density changes in the Flagler County Comprehensive Land Use Plan or other County regulations, this order limits the Applicant to a total of 4,400 dwelling units, which is equivalent to 4.95 dwelling units per acre on the designated 888 residential acres and is consistent with the Comprehensive Land Use Plan. [Resolution, Page 16]</p>	<p>Overview of the changes to the development; description of the DRI as a whole.</p>
<p>17.5.b. <u>Residential Clusters</u> The maximum number of dwelling units allowed for this project are those set forth in Exhibit 3B. Residential Clusters are identified in the Master Development Plan attached hereto as Exhibits 3A and 3B and incorporated by reference. Site development plans, cluster diagrams, and any plats submitted for approval by the County shall comply with Exhibits 3A and 3B. Individual clusters may vary 15% plus or minus from the cluster data identified in Exhibit 3B, so long as the density category for any individual cluster is not changed. In the event of a variance, other clusters may be adjusted so that the overall number dwelling units is not greater than 4,400 units. At the time of each site development plan and cluster diagram review, the Applicant shall also submit, if appropriate, a revised Exhibit 3B which reflects the data redistribution and clearly indicates those residential clusters affected. [Exhibit 3A depicts the current Lodge site as part of the 16th Road Park, with the surrounding resort and amenity area labeled as Cluster 35, Ocean Estates, and identified in Exhibit 3B as L-M, 18 acres in size with 133 dwelling units]</p>	<p>Residential cluster development.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS																	
DRI CONDITION	ANALYSIS																
<p>17.5.c. <u>Allowable Building Height</u> Within each cluster density category, there is a maximum allowable building height. Dwelling unit density and heights which are granted to the Applicant are regulated by the information below and Exhibits 3A and 3B (Residential Clusters).</p>	<p>Height limits...</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Allowable Building Height</td> </tr> <tr> <td style="width: 50%;">Cluster Data</td> <td style="width: 50%;">Maximum</td> </tr> <tr> <td>Density Category</td> <td>Building Height</td> </tr> <tr> <td></td> <td style="text-align: center;">in Stories</td> </tr> <tr> <td>Low (L)</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Low-Medium (L-M)</td> <td style="text-align: center;">7</td> </tr> <tr> <td>Medium-High (M-H)</td> <td style="text-align: center;">12*</td> </tr> <tr> <td colspan="2">* Building height includes residential and garage floors.</td> </tr> </table>	Allowable Building Height		Cluster Data	Maximum	Density Category	Building Height		in Stories	Low (L)	3	Low-Medium (L-M)	7	Medium-High (M-H)	12*	* Building height includes residential and garage floors.		<p>... by story, inclusive of garage floors.</p>
Allowable Building Height																	
Cluster Data	Maximum																
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	in Stories																
Low (L)	3																
Low-Medium (L-M)	7																
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* Building height includes residential and garage floors.																	
<p>17.6.b. <u>Site Development Plan</u> A site development plan which complies with this development order shall be submitted to the Flagler County Commission for approval prior to the start of construction. If a site development plan is submitted for only a portion of the cluster, a cluster diagram must be included along with the site development plan.</p>	<p>Site development plan review processes.</p>																
<p>A development schedule will become a requirement of the PUD Site Development Plan review process and may be amended as each site plan or subdivision is developed. Individual subdivision plats and site plans must conform to the requirements of the development schedule. The development schedule must include pertinent individual cluster data to determine compliance with the Master Development Plan for Hammock Dunes, Exhibit 3A and Residential Cluster Data, Exhibit 3B [Resolution, Pages 17 through 18]</p>																	
<p>17.6.c.(2) <u>Cluster Diagram</u> A cluster diagram is required along with a site development plan for residential development which does not encompass an entire residential cluster. The cluster diagram shall contain the following information:</p>	<p>Cluster diagram submittal required with site development plan submittal.</p>																

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
(a) the boundary and number of the cluster identified on Exhibits 3A and 3B; [Resolution, Page 18]	Cluster diagram to identify project area.
Resolution No. 98-10, adopted 2-16-1998 (in part)	[Section header to identify D.O. document]
9.2.a. The developer shall take reasonable measures to protect or preserve the Atlantic Ocean scrub oak habitat consistent with the development approved by this order. Whenever possible, the Atlantic coastal scrub oak shall be included and featured in all of the landscaping plans of the development. [Resolution, Page 3]	First mention of protection of scrub oak habitat; Hammock area to be preserved through land swap included in this amendment. Section mentions "reasonable measures," does not prohibit impacts since scrub habitat is widespread.
9.4 Prior to initial development of any affected area, the Applicant shall relocate any existing wildlife species protected by State or federal law from areas to be developed to suitable habitats as defined by the Game and Freshwater Fish Commission and Flagler County. The Applicant shall take such measures as required by Federal, state or local laws or regulations concerning threatened or endangered sea turtles. [Attachment A, page A-26]	Wildlife species relocation.
14.1 <u>Exchange</u>	[Section header]
a. Exchange of Parks. The Applicant shall convey, or cause to be conveyed to the County, within thirty (30) days of the effective date of these amendments to the Hammock Dunes DRI as provided in Section 6 of this Resolution, those two properties known as the Malacompra Beach Front Park, a 47.01 acre parcel of property legally described on Exhibit "B" hereto (the "Beachfront Park") and a 306.98 acre parcel of property located along SR A1A known as the Malacompra Greenway, legally described on Exhibit "C" hereto (the "Malacompra Greenway")(the Beachfront Park and the Malacompra Greenway Park hereinafter collectively referred to as the "Parks").	Exchange of parks, swap of lands.

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>Simultaneous with the Applicant’s conveyance of the Parks to the County, the County shall convey to the Applicant 33 acres of property, the majority of which was previously donated by the Applicant to the Count, which property is legally described on Exhibit “D” hereto (the “16th Road Park”). Simultaneously with the County’s conveyance of the 16th Road Park to the Applicant, the Applicant shall grant an easement to the County for the benefit of the general public over the property described on Exhibit E hereto (the “Access and Parking Easement”), which shall grant the right of ingress and egress, parking and beach access for pedestrians and motor vehicles and public restroom facilities. The terms and conditions of the Access and Parking Easement shall contain, among other matters, the following: (i) The easement shall run in perpetuity and shall not be canceled or terminated without the express written approval of the Flagler County Board of Commissioners; (ii) The Applicant shall at all times maintain and provide public access to the beach and comparable restroom and parking facilities, either over the easement area or such temporary areas which may be required during the construction of the necessary improvements within the easement area; (iii) The Applicant shall have the sole right and obligation to construct the necessary roadway, parking lot improvements, and public restroom facilities which shall be constructed in a manner consistent with the development of Applicant’s surrounding property and concurrently with the development of the clubhouse intended to be located adjacent to the easement area; (iv) The Applicant shall be responsible for the installation of the landscaping within and adjacent to the easement area; (v) The Applicant shall be responsible for the on-going maintenance of the improvements, including the landscaping, at the Applicant’s sole cost and expense; and</p>	<p>Exchange occurs between Developer and County.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>(vi) At such time as the Applicant has completed construction of the roadway improvements, parking area and public restroom facilities, the Applicant shall convey said improvements and the land on which they are located to the County subject, however, to a reservation by the Applicant of the right and obligation to continue maintaining the improvements and the right to use the land and improvements in any manner which is consistent with the public's use of the improvements for beach access and parking. The deed shall contain additional terms and conditions to provide that the County may not change the public use of the improvements without the express written consent of the Applicant or its successors and assigns. The County shall, concurrently with its acceptance of the conveyance, execute a Release and Termination of the Access and Parking Easement. The legal description of the improvements and land to be conveyed shall be based on an as built survey to be obtained by the Applicant once the improvements have been completed. Attached hereto as Exhibit F is a legal description of the 16th Road right-of-way as it traverses the Applicant's property and the 16th Road Park. Applicant has advised the County that a portion of said 16th Road right-of-way will need to be vacated in order to enable Applicant to develop its property in a manner consistent with the Development Order. Accordingly, the County agrees to cooperate with Applicant in completing the vacation of this 16th Road right-of-way provided that Applicant has, prior to the commencement of the vacation process, granted the Access and Parking Easement. The conveyances to the county contemplated herein shall be by a deed of conveyance in accordance with Chapter 125, F.S.</p>	<p>Details of obligations under the exchange.</p>

HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDERS	
DRI CONDITION	ANALYSIS
<p>The County shall be responsible for procuring all evidence of title and title information necessary to examine title to the properties described herein being conveyed to the County. The County shall further be responsible for procuring the owner’s commitment for title insurance and the final owner’s title insurance policy for the properties being conveyed to the County. The county shall choose its title agent in its sole discretion. Title to the property must be marketable as defined by Standard A of the Florida Association of Realtors/Florida Bar Real Estate Contract. The Applicant shall be responsible for paying for the cost of the title evidence and cost of the commitment and policy obtained by the County. The charge for said commitment and policy shall be at the promulgated rate. At least 15 days prior to any conveyance as contemplated herein the Applicant shall provide the County with a Phase I Environmental Assessment covering all the property being conveyed to the County.</p>	<p>Additional exchange details.</p>

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PLAT ADDENDUM OCEAN HAMMOCK GOLF COURSE NOVEMBER 19, 2001 OFFICIAL RECORDS BOOK 786, PAGE 824, PUBLIC RECORDS OF FLAGLER COUNTY (in part)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
6. <u>GOLF COURSE PARCEL RESTRICTIONS</u>	[Section header]
The parcels shown hereon will be perpetually used as golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or such other appropriate recreational or governmental usages approved by the Board of County Commissioners.	The applicant has asserted that the restriction is to protect the golf course use from encroachment by non-golf related uses. The BCC, in their 2001 approval of the current Lodge building, recognized the use of transient lodging as appropriate on this site as a golf related use. Ultimately, for clarity of the public record, the plat addendum should be amended to specifically include lodging.
7. <u>FLAGLER COUNTY LAND DEVELOPMENT CODE REQUIREMENTS</u>	[Section header]
Development is subject to the Flagler County Land Development Code except to the extent preempted by the Development Order.	Acknowledged.
8. <u>MINIMUM FINISH FLOOR ELEVATIONS</u>	[Section header]
Minimum Finish Floor Elevation shall meet all County requirements at the time of application for a building permit for the golf course related buildings. However, the minimum floor elevation shall not be lower than elevation +9.3. A final certified as-built survey will be provided to the County prior to issuance of a certificate of occupancy to confirm compliance with this criteria.	This sets a minimum height for occupied areas based on the finished floor; building height is affected by the minimum height requirement.
9. <u>OAK SCRUB PROTECTION</u>	[Section header]
The Developer [Lowe Ocean Hammock, Ltd.] shall make reasonable efforts to protect or preserve the scrub oak and other oak communities in the common areas and other areas of the property not used as a roadway, clubhouse, or that would prevent the use of the land for golf. In its landscaping program, the developer shall use native trees that will mature into canopy trees.	This section literally requires <i>reasonable efforts to protect or preserve</i> the scrub oak habitat. This is not an absolute prohibition upon impacts, nor is this a carte blanche for widespread removal. Every <i>reasonable</i> effort should be made to minimize impacts to existing scrub habitat; however, County staff also acknowledges the lack of natural fire and the overgrowth of the scrub adjacent to 16th Road. This overgrowth is not an optimal habitat situation and requires maintenance, inclusive of regular burns or mechanical cutting, to replicate the natural processes that previously prevailed in the area prior to construction. Native trees have been previously used in the landscape plan, with many of these trees replicating the Hammock canopy.

PLAT ADDENDUM OCEAN HAMMOCK GOLF COURSE NOVEMBER 19, 2001 OFFICIAL RECORDS BOOK 786, PAGE 824, PUBLIC RECORDS OF FLAGLER COUNTY (in part)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
10. LANDSCAPE REQUIREMENTS	[Section header]
The Developer shall, to the greatest extent possible, utilize oak, scrub oak and hickory in a general landscaping plan which shall be submitted to and approved by the Flagler County Engineer prior to commencement of construction.	These species have been previously utilized on this site and elsewhere throughout Hammock Dunes.
14. DUNE PRESERVATION	[Section header]
The land shown within parcels "BPP1" and "BPP2", depicted on Exhibit "B" attached hereto and incorporated herein by reference, shall be a non-development zone which is to be preserved except for Dune walkovers permitted by the State and the County. Existing vegetation within parcels "BPP1" and "BPP2", if disturbed, shall be revegetated and restored and perpetually maintained with plant species approved by the Florida Department of Environmental Protection [FDEP].	The only allowed encroachment into the identified, platted beach preservation parcels is dune walkovers. A golf cart path has been proposed adjacent to the west boundary of the beach preservation parcel. Golf cart paths are not listed in the plat addendum as permitted encroachments, so the golf cart path will not be permitted to encroach into the beach preservation parcel.
The clubhouse proposed to be located within golf course parcel "H" shall also be subject to the Coastal Construction Control Line ("CCCL") which is regulated by Florida States Statues [sic] and application processes. A continuous barrier curb of 6" x 6" pressure treated timber shall be installed along parcel "BPP1" in the vicinity of the clubhouse area for a distance of 400 feet north of 16th Road and perpetually maintained by the Ocean Hammock Property Owners Association, Inc. to prevent any intrusion into the dunes preservation area.	Coastal construction throughout the County is subject to the CCCL. Construction is permitted seaward of the CCCL, but requires authorization by permit from FDEP.
16. CLUBHOUSE SETBACK	[Section header]
"Setback Line" is defined in section 3.08.02 of the Land Development Code of Flagler County. The minimum setbacks to the Ocean Hammock Golf Course Clubhouse shall be as follows:	Acknowledged.

PLAT ADDENDUM OCEAN HAMMOCK GOLF COURSE NOVEMBER 19, 2001 OFFICIAL RECORDS BOOK 786, PAGE 824, PUBLIC RECORDS OF FLAGLER COUNTY (in part)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p style="text-align: center;"><u>PHASE TWO PERMANENT CLUBHOUSE BUILDING</u></p> <p><u>North (Golf Course)</u></p> <p>To Building 0'</p> <p>To Deck 0'</p> <p><u>South (16th Road)</u></p> <p>To Building 25'</p> <p>To Deck 20'</p> <p><u>East (CCCL)</u></p> <p>To Building 0'</p> <p>To Deck 0'</p> <p><u>West (Development Parcel C-5)</u></p> <p>To Building 20'</p>	<p>The proposed setbacks are identical to the setbacks in the plat addendum.</p>
<p>17. <u>PARKING</u></p>	<p style="text-align: center;">[Section header]</p>
<p>Developer shall prohibit the golf Course and Clubhouse facility users, Developer's employees, while working, and employees, while working, of all other entities doing business on the platted lands, from parking at the Flagler County 16th Road Park during Golf Course & Clubhouse operation hours. Parking in other areas of the 16th Road Right-Of-Way outside the park area shall be prohibited.</p>	<p>No changes to this parking policy are anticipated as part of this application.</p>

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FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.02.00. – GENERAL PROVISIONS (Ord. No. 91-2, 2-18-1991; Ord. No. 03-01, § 4, 2-3-03)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
3.02.01. - Application of regulations.	[Section header]
Except as hereinafter provided:	
A. <i>Use.</i> No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, constructed, moved, or altered except in conformity with the regulations herein specified for the district in which it is or is to be located.	APPLICABLE – Construction is to occur consistent with the regulations for the PUD district.
B. <i>Building heights.</i> No building shall hereafter be erected, constructed or altered so as to exceed the height limit specified in the regulations herein for the district in which it is located.	APPLICABLE – Height within a PUD is established by the PUD development agreement or, in this case, the adopted plat addendum. Absent reference in the plat addendum to maximum height, the applicant has proposed that height not exceed the maximum height of the current Lodge building since this was the acceptable height limit previously approved by the County through the issued building permit.
C. <i>Lots.</i> No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in size below the requirements of this article [ARTICLE III., ZONING DISTRICT REGULATIONS].	NOT APPLICABLE – No lot is being reduced in area as part of this request.
D. <i>Yards.</i> No part of a yard or other open space required for any building for the purpose of complying with the provisions of this article shall be included as part of a yard or other open space similarly required for another building.	NOT APPLICABLE -- No double-counting is occurring as part of this request.
E. <i>Setbacks.</i> Setbacks for lots shall be as established in each land use district. However, the Coastal Construction Control Line shall be the setback line for all lots fronting the Atlantic Ocean, unless the Florida Department of Natural Resources has issued a permit for construction seaward of the Coastal Construction Control Line.	APPLICABLE – Setbacks have been established in the approved plat addendum for the Ocean Hammock Golf Course. No construction – inclusive of ground-disturbing activities – may occur seaward of the CCCL without issuance of a permit by the FDEP. No impacts – other than dune walkovers – may occur with the platted beach preservation parcel. Note that the CCCL and the primary dune line do not necessarily coincide, nor does the CCCL and the boundary of the beach preservation parcel. Both lines are mutually controlling respectively to the extent that both apply to a land development activity.

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.02.00. – GENERAL PROVISIONS (Ord. No. 91-2, 2-18-1991; Ord. No. 03-01, § 4, 2-3-03)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
3.02.02. - Rules for determining boundaries.	[Section header]
A. <i>General:</i> Where uncertainty exists with respect to the boundaries of any of the aforesaid districts, as shown on the Official Land Use Map, the following rules shall apply:	Acknowledged.
1. Unless otherwise indicated, the district boundaries are indicated as approximately following property lines, land lot lines, center lines of streets, highways, alleys, or railroads, shorelines of streams, reservoirs or other bodies of water, or civil boundaries, and they shall be construed to follow such lines.	NOT APPLICABLE – This request does not dispute any district boundaries.
2. Where a district boundary line, as appearing on the official land use map, divides a lot which is in single ownership at the time of this enactment, the use classification of a larger portion may be extended to the remainder by the planning and zoning director without recourse to amendment procedure.	
3. In case the exact location of a boundary cannot be determined by the foregoing methods, the planning board shall, upon application, determine the location of the boundary.	
3.02.03. - Access requirements.	[Section header]
A. <i>Access to public streets.</i> Access to public streets shall be maintained in accordance with the following requirements:	
1. Each principal use shall be placed on a lot or parcel which provides frontage on a public street or approved private street dedicated for the use of certain lots or parcels but not accepted for maintenance by the governing body having a right-of-way (or street) of not less than twenty (20) feet.	APPLICABLE – The standard is met.

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.02.00. – GENERAL PROVISIONS (Ord. No. 91-2, 2-18-1991; Ord. No. 03-01, § 4, 2-3-03)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>2. The access requirements of this section and all other conflicting access requirements of articles and provisions of the Land Development Code shall not be applicable to parcels of ten (10) or more acres of land which are authorized pursuant to section 4.01.00.</p>	<p>NOT APPLICABLE – The ten acre exception has not been requested.</p>
<p>B. Section 3.06.04 of the Flagler County Development Code, Parking Requirements, shall not be applicable to the parcels of ten (10) acres or larger developed pursuant to section 4.01.00.</p>	
<p>3.02.04. - Nonconformance.</p>	<p>[Section header]</p>
<p>A. <i>Nonconforming buildings and uses.</i> It is the intent of this article to recognize that the elimination of existing buildings and structures or uses that are not in conformance with the provisions of this article is desirable to promote orderly and compatible development. It is also the intent of this article to administer the elimination of nonconforming uses, buildings, and structures so as to avoid any unreasonable invasion of established private property rights. Therefore, any structure or use of land existing at the time of this article, and amendments thereto, but not in conformity with its use regulations and provisions, may be continued subject to the following provisions:</p>	<p>NOT APPLICABLE – The present developed use and the proposed use are not nonconforming.</p>
<p>B. <i>Unsafe structures.</i> Any structure or portion thereof declared unsafe by the county building official may be restored to a safe condition, provided the requirements in this section are met.</p>	

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.02.00. – GENERAL PROVISIONS (Ord. No. 91-2, 2-18-1991; Ord. No. 03-01, § 4, 2-3-03)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>C. <i>Extension.</i> A nonconforming use of a building or buildings shall not be extended to include either additional buildings, floor area or land after the effective date of this article. However, the extension of conforming lawful use to a nonconforming building shall not be deemed the extension of such nonconforming building.</p>	<p>NOT APPLICABLE – The present developed use and the proposed use are not nonconforming.</p>
<p><i>Exception:</i> A nonconforming use of a building or buildings shall not be extended to include additional floor area in the R/C Residential/commercial district or AC-Agriculture district unless such floor area expansion is specifically authorized by the county commission following review and recommendation of the planning board. Such floor area expansion shall not exceed more than twenty-five (25) percent of the existing building gross floor area.</p>	
<p>D. <i>Use.</i> Additional nonconforming uses shall not be added. However, a nonconforming use established prior to the adoption of this article may be changed to another nonconforming use of equal or improved character when approved by the planning board.</p>	
<p>E. <i>Restoration of damaged buildings.</i> A nonconforming building, structure, or improvement which is hereafter damaged or destroyed to an extent exceeding fifty (50) percent of the reasonable estimated replacement cost of the structure (as determined by the property appraiser), building or improvement may not be reconstructed or restored to the same nonconforming use except upon approval of the planning board.</p>	

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>F. <i>Discontinuance.</i> A nonconforming use which became such by the adoption of this article and which has been discontinued for a continuous period of one (1) year shall not be re-established and any future use shall be in conformity with the provisions of this article.</p>	<p>NOT APPLICABLE – The present developed use and the proposed use are not nonconforming.</p>
<p>G. <i>Lots of record.</i> Where a lot of record established prior to this article does not conform to the dimensional requirements contained herein, the lot may be used for a single-family dwelling if the district permits such use. If the lot is substandard in size and the single-family dwelling is unable to reasonably meet the setback requirements of the district the following minimum setback requirements shall apply:</p>	
<p>Front Yard—25 feet Rear Yard—20 feet Side Yard—7.5 feet Street Side Yard—20 feet</p>	
<p>For the use of a nonconforming lot for other than single-family purposes, the owner must apply for a variance from the planning board.</p>	
<p><i>Exception:</i> Platted lots or parcels which were zoned C-2 (general commercial) and established prior to adoption of the Flagler County Land Development Code and which conform to a minimum lot width of seventy-five (75) feet and seven thousand five hundred (7,500) square feet lot size, shall be exempt and may be developed with general commercial uses meeting all other development standards of the C-2 district.</p>	
<p>3.02.05. - Vision clearance.</p>	

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>A. <i>Vision clearance.</i> In all use districts, no fences, wall, shrubbery, sign, marquee or other obstruction to vision between the heights of two and one half (2½) and ten (10) feet from the street level shall be permitted or maintained within twenty (20) feet of the intersection of the right-of-way lines of two (2) streets or railroad lines, or of a street intersection with a railroad line, or street right-of-way with a driveway.</p>	<p>APPLICABLE – Vision clearance standards will need to be maintained on an initial and continuing basis at all driveway intersections.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>A. <i>Purpose and intent.</i> The purpose and intent of the planned unit development (PUD) is to provide an opportunity for innovative urban design techniques, improved use of land, protection of valuable natural features in the community, desirable land use mix, open space, and more economical public services. The purpose of this provision is to encourage the unified development of large tracts of land using more creative and flexible concepts in site planning than would otherwise be possible through the strict application of minimum and maximum requirements of conventional land use districts established in this article. The proposed PUD must be in harmony with the general purpose of the article and the county's comprehensive plan. The design and construction of a PUD project shall follow a carefully devised plan of development which must be prepared in accordance with the requirements, procedures and approvals herein prescribed.</p>	<p>Purpose statement sets the framework for the remainder of the section and is generally applicable to this project, with specific regulatory requirements as listed within the remainder of the section.</p>
<p>B. <i>Permitted principal uses and structures.</i> In the PUD, planned unit development, no premises shall be used except for the following uses and their customary accessory uses or structures, after compliance with the requirements of section 3.04.00 of this article:</p>	<p>APPLICABLE – However, additionally recognizing that the Hammock Dunes DRI permitted a range of uses associated with a destination resort.</p>
<p>1. Single-family dwellings; mobile homes.</p>	
<p>2. Two-family dwellings.</p>	
<p>3. Multifamily dwellings.</p>	
<p>4. Private clubs.</p>	
<p>5. Community clubs.</p>	
<p>6. Public uses.</p>	
<p>7. Public utilities.</p>	
<p>8. Houses of worship.</p>	
<p>9. Schools.</p>	
<p>10. Medical or dental clinics.</p>	
<p>11. Nursing homes.</p>	
<p>12. Institutions.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
13. Private airstrips.	APPLICABLE – However, additionally recognizing that the Hammock Dunes DRI permitted a range of uses associated with a destination resort.
14. Recreation and open space.	
15. Child care centers designed and constructed according to child care center rules and regulations adopted pursuant to House Bill 1867, Chapter 69-1677, Special Acts, State of Florida, and revised on October 31, 1975.	
16. Commercial uses and structures compatible with the other use proposed in the overall development plan. Other uses and structures of nature similar to those listed, after determination by the county commission at the time of overall development plan approval that such uses and structures are appropriate to the PUD development and to the overall development of the county.	
17. Shopping center development with all uses consistent with the permitted uses of the C-2 shopping center district.	
18. Home occupations (subject to special exception regulations for home occupations as outlined in subsection 3.07.03G.).	
C. Dimensional requirements.	[Section header]
1. Minimum project size: Five (5) acres.	APPLICABLE – The overall area of the DRI exceeds 2,000 acres
2. Density: See subsection 3.04.02E.	APPLICABLE
3. Minimum lot area: See subsection 3.04.04A.	APPLICABLE
D. Detailed procedure. See section 3.04.00, Planned unit development.	APPLICABLE – The reclassification procedure is now being followed to recognize the presence of the Lodge on the site where it has been developed since 2001 and to permit the re-development of this site into a 198-room hotel.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
3.04.01. - PUD defined.	[Section header]
A. For the purposes of this article, a planned unit development (PUD) shall mean the development of land under unified control which is planned and developed as a whole in a single or programmed series of operations with uses and structures substantially related to the character of the entire development. A PUD must also include a program for the provisions, maintenance and operation of all area, improvements, facilities, and necessary services for the common use of all occupants thereof.	This section provides the preamble for the remainder of the section. This section also relays the self-sufficient nature of a PUD.
B. The proposed PUD must be in harmony with the purposes of Article III, Zoning District Regulations and the Flagler County Comprehensive Plan. The design and construction of a PUD project shall follow a carefully devised plan of development which must be prepared in accordance with the requirements, procedures, and approvals herein prescribed.	The Hammock Dunes DRI had previously demonstrated this harmony through its initial approval, inclusive of subsequent development within its boundaries, inclusive of the current Lodge facility.
3.04.02. - Reclassification procedure.	[Section header]
A. <i>Application for reclassification to a PUD.</i> A PUD shall be initiated by a land use amendment [rezoning] reclassifying the subject areas as a planned unit development, pursuant to the provisions of subsections 3.05.05A and 3.05.05B of this article. The application for reclassification to a PUD shall require the following:	APPLICABLE – This rezoning was prompted by the site development plan application request.
1. Boundary survey of the area to be classified as a PUD;	APPLICABLE – Submitted by the Applicant.
2. The name and address of the owner(s) and, if applicable, evidence of the assignment of an agent who represents the owner(s);	
3. Evidence of unified control of the entire area within the PUD with all owners within the area of same identified;	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS	
<p>4. An agreement by all owners within the PUD which includes their commitment to:</p> <p>(a) Proceed with the proposed development in accordance with the adopted PUD ordinance as advertised and approved by the Flagler County Commission; and,</p> <p>(b) Provide a written statement of a proposal for completion of such development according to plans approved by such ordinance, and for continuing operating and maintenance of such areas, functions, and facilities as are not to be provided, operated, or maintained by Flagler County pursuant to written agreement; and,</p> <p>(c) Bind their successors to title to any commitments made in their application.</p>	<p>APPLICABLE – The area subject to this request is currently subject to an agreement, the plat addendum for the Golf Course.</p>	
<p>B. <i>Materials to accompany petition.</i> An application for reclassification to or development of a PUD shall be accompanied by the following in sufficient copies as deemed necessary by the Flagler County Commission for referrals and recommendations:</p>		<p>APPLICABLE – The Applicant has provided these materials.</p>
<p>1. A written description of the intended plan of development, clearly indicating where approval of the PUD will benefit the future occupants of the proposed development and Flagler County in general.</p>		<p>APPLICABLE – The Applicant’s narrative provides this justification.</p>
<p>2. A sketch plan at an appropriate scale supporting the above statement illustrating:</p>		<p>APPLICABLE – Included.</p>
<p>(a) The conceptual location of all uses; and,</p>	<p>APPLICABLE – Included.</p>	
<p>(b) The number and type of residential units proposed and their general site distribution; and,</p>	<p>NOT APPLICABLE</p>	
<p>(c) Vehicular and pedestrian circulation diagram; and,</p>	<p>APPLICABLE – Included.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(d) A plan for open space and recreational uses, with estimates of approximate acreage to be dedicated and that to be retained in common or private ownership; and,	APPLICABLE – Included.
(e) A topographic map at an appropriate scale showing existing contour lines, including all existing buildings, wooded areas, and unique natural features.	NOT APPLICABLE – The site is developed and no new contours are anticipated from re-development.
3. General statement indicating how the maintenance and ownership of common facilities will be handled.	APPLICABLE – Included.
4. Conceptual development phasing including:	NOT APPLICABLE
(a) Areas to be developed; and,	
(b) Streets, utilities and other improvements necessary to serve the proposed development; and,	
(c) The dedication of land to public use.	
C. <i>Preapplication conference.</i> The applicant shall meet with the development administrator, county engineer and county attorney to review the proposal prior to the submittal of all application materials. The development administrator, county engineer and county attorney may request additional plans, maps, studies, and reports as they may reasonably require to make a recommendation on the proposal to the county commission.	APPLICABLE – This requirement was satisfied in May, 2014.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>D. <i>Simultaneous DRI and PUD application review (optional).</i> In cases where a proposed PUD must also obtain approval as a Development of Regional Impact (DRI) under the provisions of Chapter 380.06 Florida Statutes, the developer may opt for simultaneous review by the Flagler County Commission. When the developer, with the concurrence of the land owner(s), requests simultaneous PUD and DRI review, the public hearing required for the DRI application shall also serve as the public hearing provided under subsection 3.05.05C of this article. The time limits set by Florida Statutes for the review of a DRI shall be applicable and those set by this article for the review of land use amendments shall be waived. The developer may submit copies of the completed DRI application for development approval, including maps and exhibits, in fulfillment of the PUD reclassification application requirements, where applicable. All requirements of subsection 3.04.02A and 3.04.02B, however, shall be met.</p>	<p>NOT APPLICABLE – This is the history of the Hammock Dunes DRI, which included simultaneous review of the DRI and PUD. Both were intermingled through the County’s processes.</p>
<p>E. <i>Density of development.</i> The density of the PUD shall comply with the Flagler County Comprehensive Land Use Plan and these regulations.</p>	<p>NOT APPLICABLE – The proposed use does not generate a residential density.</p>
<p>F. <i>Action by the planning board and board of county commissioners.</i> Pursuant to the requirements of subsection 3.05.05, the Flagler County Planning Board may recommend and the Flagler County Commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:</p>	<p>APPLICABLE – This is the action by the Planning and Development Board specific to the rezoning request.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1. The proposed PUD does not affect adversely the orderly development of Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners.</p>	<p>APPLICABLE – Note also the statement on covenants and restrictions provided in 5. below.</p>
<p>2. The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.</p>	
<p>3. If the board of county commissioners shall enact an ordinance creating a PUD district, the district shall be indicated on the official land use district map. All maps, plans, documents, agreements, stipulations, conditions, and safeguards constituting the development plan as finally approved shall be placed on file, within thirty (30) days of approval, in the office of the clerk of the circuit court and shall constitute the regulations for the specific PUD district that has been approved. All development within the boundaries of the PUD district as approved shall take place in accord with such regulations. Any unapproved deviation from the PUD ordinance shall constitute a violation of the Flagler County Land Development Code.</p>	
<p>4. Approval of a PUD application by the board of county commissioners shall be contingent upon acceptance by the applicant within thirty (30) days.</p>	
<p>5. The county shall not be responsible for approving or enforcing any covenants and restrictions related in any PUD project.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS	
<p>G. <i>Deviations from ordinance creating a PUD.</i> In order to facilitate minor adjustments to the plans approved as part of the Ordinance creating a PUD, the Development Administrator may approve changes in such plans which comply with the following criteria:</p> <p>1. There are the same or fewer number of dwelling units and/or floor area; or,</p> <p>2. The open space is in the same general amount, or a greater amount; or,</p> <p>3. The roads follow approximately the same course, have the same or greater width, have the same public or private rights therein.</p>	<p>NOT APPLICABLE – These are the minor deviations permitted for PUDs that would not require public hearing processes. Arguably, the request meets the three requirements listed in this section.</p>	
<p>H. <i>Expiration of time limits provided in ordinance creating a PUD.</i></p>		[Section header]
<p>1. Development actions required by the ordinance creating a PUD shall be taken within one (1) year of the date of enactment, or, due to the project's size and complexity, other time limits set by the Flagler County Commission. If such time limits expire, the approval of the PUD shall become invalid and the area shall revert back to the previous land use classification. The applicant may request and the commission may grant extensions to the time limits.</p>		APPLICABLE
<p>2. The applicant must begin and substantially complete the development of the planned unit within two (2) years from the time of its final approval. If the planned unit is to be developed in stages, the applicant shall submit a development schedule for commencement and completion of each phase for approval by the county commission with his application for development approval.</p>		
<p>3. The applicant must begin and complete the development of each phase according to the approved development schedule.</p>		

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>4. No time extension will be granted by the county commission if the project is considered not to be an ongoing PUD. An ongoing PUD is one in which substantial and good faith progress has been shown by conducting construction activities in a regular continuing and orderly manner designed to meet the approved development schedule dates.</p>	<p>APPLICABLE</p>
<p>5. Determination by the county commission that the PUD is not ongoing will be considered cause for revocation of the PUD approval for development.</p>	
<p>3.04.03. - Site development review of a PUD.</p>	<p>[Section header]</p>
<p>A. <i>Site development plans.</i> Following the enactment of an ordinance creating a PUD, a detailed site development plan shall be submitted to the technical review committee prior to the start of construction. The technical review committee shall review the site development plan to determine compliance with county development ordinances and consistency with the Flagler County Comprehensive Plan. The site development plan shall then be reviewed by the planning board. The planning board will recommend approval or denial to the Flagler County Commission. The Flagler County Commission will make the final decision for approval or denial on the plan. Where the PUD is to be phased, the site development plan submitted may be for only that portion for which construction is pending.</p>	<p>This section describes the review process for site development plans.</p>
<p>B. <i>Submittal requirements.</i> The site development plan and any necessary supporting documents or exhibits shall contain the following information:</p>	<p>APPLICABLE</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
1. The applicant shall meet with the development administrator, county engineer, and county attorney to review the proposal prior to the submittal of all application materials. The development administrator, county engineer and county attorney may request additional plans, maps, studies, and reports as they may reasonably require to make a recommendation on the proposal to the county commission.	APPLICABLE – Requirement met through May meeting and TRC meeting with staff.
2. A PUD master plan at an appropriate scale for presentation, showing and/or describing the following:	APPLICABLE – Included.
(a) Proposed land uses and their location and acreage;	
(b) Lot sizes, indicated by lot lines drawn on their proposed location or by a statement noted on the face of the master plan concerning lot sizes, including minimum lot sizes proposed;	
(c) Building setbacks defining the distance buildings will be set back from:	
1. Surround property lines;	
2. Proposed and existing streets;	
3. Other proposed buildings;	
4. The centerline or banks of rivers, streams and canals;	
5. The high-water line of freshwater lakes, mean high-water line for saltwater;	
6. The coastal setback line unless the FDNR has issued a permit for construction seaward of the coastal construction control line;	
(d) Maximum height of buildings;	NOT APPLICABLE
(e) The number and type of residential units proposed, their general site distribution, average density and price ranges;	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(f) Proposed floor area ratios and maximum ground coverage for nonresidential uses;	APPLICABLE – Included.
(g) A table showing acreage for each category of land use;	
(h) Vehicular, pedestrian and mass transit peakhour vehicular traffic movement throughout the property, and indicating its point(s) of access to or egress from the property (this requirement may be waived by the development administrator when it is determined that the proposed development is of such limited size that it will create no undue volume of vehicular traffic movement);	
(i) Location, character and scale of parking including:	
1. Developed recreation;	
2. Common open space;	
3. Natural areas; and	
4. Screening, buffering and landscaped areas, with estimates of approximate acreage to be dedicated and that to be retained in common or private ownership.	
(j) A topographic map at an appropriate scale showing existing contour lines, including all existing buildings and wooded areas;	NOT APPLICABLE
(k) Relation of abutting land uses and land use districts to the proposed planned unit development, including where view protection is an objective, location of principal public viewpoints into or through the proposed planned unit development.	APPLICABLE

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>3. A proposed utility service concept plan, including sanitary sewers, storm drainage, potable water supply, and water supplies for fire protection, including a definitive statement regarding the disposal of sewage effluent and stormwater drainage, and showing general location of major water and sewer lines, plant location, lift stations and indicating whether gravity or forced systems are planned. Size of lines, specific locations and detailed calculations are not required at this stage.</p>	<p>NOT APPLICABLE – Utilities are connecting through existing mains.</p>
<p>4. A statement indicating the type of legal instrument that will be created to provide for the maintenance and ownership of common areas.</p>	<p>NOT APPLICABLE – Improvements are to be privately maintained.</p>
<p>5. If applicable, a description of the proposed staging plan shall be submitted indicating, for each project stage:</p>	<p>NOT APPLICABLE – No staging has been proposed.</p>
<p>(a) The uses, location, floor areas, and residential or other densities to be developed;</p>	
<p>(b) Streets, utilities, and other improvements necessary to serve each proposed project stage;</p>	
<p>(c) The proposed dedication of land to public use, and setting forth anticipated staging and completion dates for each project stage; provided that in lieu of an indication of specific timing, initiation of succeeding stages may be made dependent upon completion of all or substantial portions of earlier stages.</p>	
<p>6. A statement with general information regarding provisions for fire protection.</p>	<p>NOT APPLICABLE – Fire protection is still provided by the County.</p>
<p>7. A statement regarding the contributions which will be made by the developer to local government for facility expansion required as a result of development.</p>	<p>NOT APPLICABLE – No funds have been offered and none are required.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
8. Proposals concerning any restrictive covenants to be recorded with respect to property included in the planned unit development.	APPLICABLE – Additional restrictions over the Golf Course have been propose by the Applicant, although the text has not been finalized.
9. Any special surveys, approvals or reports.	APPLICABLE – A parking analysis has been requested.
10. Reduced copies of the preliminary master plan, suitable for mailing, must be provided to the planning and zoning director at the time of application.	APPLICABLE – Provided by the Applicant.
C. <i>Approval of development plan.</i> The Flagler County Commission shall review the site development plan for conformance with the ordinance passed under subsection 3.04.02 and with the Standards and criteria of subsection 3.04.04. Action to approve, modify or deny the site development plan shall be taken by the commission within sixty (60) days of receipt of the plan by the commission. Written notice of action to deny the plan shall be given to the applicant within thirty (30) days of the action.	APPLICABLE – This is the BCC process.
D. <i>Recording.</i> Upon approval of the site development plan and approval of notification of such action from the county commission, the applicant may present such copies as are required to the Clerk of the Circuit Court of Flagler County for recording. A copy of the site development plan shall also be sent to the planning and zoning director.	APPLICABLE – Any action will be recorded.
E. <i>Permits required.</i> All construction in the development of a PUD shall proceed only under applicable permits, issued by the building official's office; and no building permit, certificate or other document authorizing construction or occupancy within the PUD shall be issued, except in accordance with the approved development plan.	APPLICABLE – Permits are required and no work may commence until County permits are in place.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
3.04.04. - Standards and criteria.	[Section header]
<p>A. <i>Waiver of yard, dwelling unit, frontage criteria, and use restriction.</i> Minimum yard, lot size, type of dwelling unit, height and frontage requirements, and use restrictions may be waived for the PUD, provided the spirit and intent of the ordinance and comprehensive plan is complied with in the total development of the PUD. However, the county commission may, at its discretion, require adherence to minimum zone requirements within certain portions of the site if deemed necessary.</p>	<p>APPLICABLE – Although no waivers have been requested.</p>
<p>B. <i>Open space.</i> The open space shall be recorded upon the final development plan of the PUD. The open space shall be permanently utilized for recreation (either active or passive) or as a conservation area. The permanent open space shall be dedicated to a designated government entity, be owned by a community association composed of residents of the PUD, or be held in private ownership. Appropriate legal documents must be filed with the county to assure the permanent utilization of such land as open space or conservation and that it will not be encroached upon by residential, commercial or industrial uses. Only structures, buildings and activities necessary to support the recreational uses of the open space will be permitted.</p>	<p>APPLICABLE – This request does not impact open space, other than impacts to the Golf Course’s designated Parcel BLP5, set aside for buffer and landscape purposes by plat.</p>
<p>C. <i>Access.</i> Access of each single-family dwelling unit shall be provided via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership with the residents of the PUD.</p>	<p>NOT APPLICABLE – This request does not include residential uses.</p>
<p>D. <i>Development standards.</i> All PUD development standards shall be provided by the developer and referenced by PUD ordinance number on the face of the subdivision plat or condominium plat.</p>	<p>APPLICABLE – Although it is anticipated that this requirement will not be necessary since a new plat or condo is not proposed as part of this request.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
A. <i>Off-street parking space requirements.</i>	[Section header]
1. Single and two-family dwellings: Two (2) spaces per dwelling unit.	NOT APPLICABLE
2. Multi-family dwellings: One and one-half (1.5) spaces per dwelling unit (one bedroom units); one and three-quarters (1.75) spaces per dwelling unit (two-bedroom units); two (2) spaces per dwelling unit (three (3) bedrooms or more).	
3. Planned unit development: Shall meet the space requirements of that particular occupancy. (Exception: The parking requirements of nonresidential uses in a PUD may be approved by the county commission.)	APPLICABLE
4. Mobile home parks and subdivisions: Two (2) spaces per mobile home.	NOT APPLICABLE
5. Institutional uses such as sanitariums, rest homes, hospitals, and nursing homes: One (1) space for each two (2) beds plus one (1) space for each employee.	
6. Place of public assembly such as auditoriums, churches, theaters, and recreational facilities: One (1) space for each four (4) seats.	
7. Clubs, lodges, dance, art and music studios and other similar semipublic uses: One (1) space for each two hundred (200) square feet of gross floor area.	
8. Golf courses: Two (2) spaces for each hole plus one (1) space for each two hundred (200) square feet of clubhouse, plus one (1) space for each employee.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
9. Hotels and motels: One (1) space for each sleeping room plus one (1) space per employee for the maximum number on the premises at any time. Additional spaces for accessory uses such as restaurants and lounges shall also be provided to the extent needed to serve the public other than hotel/motel guests.	NOT APPLICABLE
10. All commercial uses excepting motels and hotels: One (1) space for each two hundred (200) square feet of gross floor area.	
11. Manufacturing uses: One (1) space for each employee of the maximum number employed on the premises at any one (1) time plus one (1) space for each five thousand (5,000) square feet of gross floor area. The employer must sign an affidavit to the effect that the number of employees will not exceed the maximum number on which parking requirements are based, and that if such number is exceeded, additional parking shall be provided to accommodate the additional employees.	
12. Wholesale/warehouse uses: one space for each one thousand (1,000) square feet of gross floor area.	
13. Office uses: One (1) space for each two hundred (200) square feet of gross leasable floor area.	
14. Medical and dental office uses: One (1) space for each one hundred fifty (150) square feet of gross leasable floor area.	
15. Restaurant/bar use: One (1) space for each fifty (50) square feet of gross seating area, plus one (1) space for each employee per shift.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
16. Shopping center: Five (5) spaces per one thousand (1,000) square feet of gross leasable floor area.	NOT APPLICABLE
17. Adult congregate living facility: One (1) space for each unit plus one (1) space for each full-time employee.	
18. Rental warehouses: Calculations to be based on square footage of office (1 per 300 square feet) plus warehouse (1 per 1,000 square feet). Minimum number per rental unit = three (3) spaces. The employer must sign an affidavit to the effect that the number of employees will not exceed the maximum number on which parking requirements are based, and that if such number is exceeded, additional parking shall be provided to accommodate the additional employees.	
19. Service station: One (1) space per one hundred fifty (150) square feet of gross floor area devoted to sales plus sufficient area to accommodate vehicles at pumps without interfering with other parking, plus one space for each employee.	
B. <i>Design standards for off-street parking.</i>	
1. <i>Minimum size parking space.</i> The minimum size of each parking space required under Section 3.06.04 shall be one hundred eighty (180) square feet with minimum dimensions of nine (9) by twenty (20) feet. The front of a motor vehicle may encroach into any landscaped area a maximum of two (2) feet provided that said area is a minimum of four (4) feet in width for each abutting parking space and properly protected by wheel stops or curbs. Two (2) feet of the required parking space depth may extend from the face of the wheel stop or curb into the landscaped area.	APPLICABLE

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>2. <i>Drainage.</i> Offstreet parking and loading space areas shall be drained to prevent damage to abutting property and/or public street and alleys, and, where more than two off-street parking spaces are required, they shall be surfaced with concrete, paver block or asphalt materials meeting the requirements of the Subdivision Regulations.</p>	<p>APPLICABLE</p>
<p>3. <i>Entrances and exits.</i> Landscaping, curbing or other barriers shall be provided along lot boundaries to control entrance and exit of vehicles. The design of the parking area shall be such that motor vehicles are neither required or encouraged to back into a public street.</p>	
<p>4. <i>Screening.</i> See Article V Other Development Design and Improvement Standards, Section 5.01.00 Landscaping and buffer yard requirements.</p>	<p>APPLICABLE – However, exemptions exist for PUDs; see Sec. 5.01.06.(2).</p>
<p>5. <i>Plans.</i> All parking and landscaping plans shall be subject to site plan review.</p>	<p>APPLICABLE – This review is underway now as part of this request.</p>
<p>6. <i>Change of use for new or existing buildings and structures.</i> Whenever a change of use occurs, not involving structural enlargement, so that the available parking space is less than the minimum required, additional parking spaces shall be provided so as to comply with such requirements in this section.</p>	<p>NOT APPLICABLE</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>7. <i>Deviation from parking area surface requirements.</i> Subsection (b)(2) sets forth the pavement requirements for all offstreet parking areas. Where the County Commission determines that it is in the best public interest to allow alternative parking area surfaces for offstreet parking areas based on environmental and development conditions and/or occasional use characteristics (such as overflow parking), the county commission may grant a parking area surface deviation. The total parking area surface deviation granted shall not exceed twenty-five (25) percent of the required offstreet parking spaces of section 3.06.04.</p>	<p>NOT APPLICABLE – No such deviation has been requested by the Applicant.</p>
<p>8. <i>Alternative parking area surfaces.</i> Offstreet parking areas that are not provided with the type of surface specified in subsection (b)(2) shall be graded and surfaced with crushed stone, gravel, or shell material approved by the County Engineer to provide a surface that is stable and will reduce dust and erosion. The perimeter of such parking areas shall be defined by bricks, stones, railroad ties or similar devices. In addition, whenever such an offstreet parking area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the vehicle accommodation area that opens onto such streets) shall be paved as provided in subsection (b)(2) for a distance of twenty (20) feet back from the edge of the paved street. This subsection shall not apply to single-family or two-family residences. The design of the alternative parking areas shall be approved by the county engineer.</p>	<p>NOT APPLICABLE – No alternative surfaces have been requested by the Applicant.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>9. <i>Parking space markings.</i> Parking spaces in areas surfaced in accordance with subsection (b) shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surfaced in accordance with subsection (d) shall be demarcated with railroad ties or concrete curb stops.</p>	APPLICABLE
<p>10. <i>Parking area maintenance.</i> Offstreet parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, parking area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines, curb stops and markings shall be clearly visible.</p>	
<p>C. <i>Offstreet automobile parking.</i></p>	[Section header]
<p>1. Offstreet automobile storage or parking space shall be provided on every lot on which any permitted or special exception is established in accordance with subsection 3.06.04 of this section.</p>	APPLICABLE
<p>2. The term "offstreet parking space" shall mean a space at least nine (9) feet wide and twenty (20) feet in length with a minimum net area of one hundred eighty (180) square feet, excluding area for egress and ingress and maneuverability of vehicles.</p>	
<p>3. Offstreet parking existing at the effective date of this article [ARTICLE III., ZONING DISTRICT REGULATIONS] in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.</p>	
<p>D. <i>Flexibility in administration of parking requirements.</i></p>	[Section header]

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1. The county commission recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in subsection 3.06.04 may result in a development either with inadequate parking spaces or parking spaces far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The latter situation wastes money as well as space that could more desirably be used for environmentally useful open space. Therefore, the county commission following review and recommendation from the planning board, may permit deviations from the presumptive requirements of subsection 3.06.04 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 3.06.04.</p>	<p>APPLICABLE – However, no flexibility has yet been requested by the Applicant.</p>
<p>2. Without limiting the generality of the foregoing, the county commission may allow deviations from the parking requirements set forth in subsection 3.06.04 when it finds that:</p>	<p>Acknowledged.</p>
<p>(a) A residential development is irrevocably oriented toward the elderly or second home retiree market.</p>	<p>NOT APPLICABLE</p>
<p>(b) A business that is primarily oriented to walk-in-trade.</p>	<p>NOT APPLICABLE</p>

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<p>(c) There are unique circumstances such as environmental concerns or public and semipublic uses including public parks, churches, organizations operating as a nonprofit activity serving a public purpose, noncommercial clubs, cultural activities, etc.</p>	<p>APPLICABLE – Especially in consideration of the reasonable measures to avoid impacting the scrub oak habitat as required by the Development Order and plat addendum.</p>
<p>3. Whenever the county commission allows or requires a deviation from the presumptive parking requirements set forth in subsection 3.06.04, it shall enter into the record the reasons for allowing or requiring the parking deviation. The county commission may require the applicant to reserve a portion of the property in open space for future parking area expansion.</p>	<p>APPLICABLE – If flexibility is provided, the reasons shall be provided in the public record. Open space in this instance would be inclusive of future parking expansion use.</p>

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>A. <i>Purpose and applicability.</i> The purpose of the A1A Scenic Corridor Overlay (SCO) district is to protect and enhance the natural and man-made environments of this unique and special portion of Flagler County, thereby preserving quality of life and property values within the corridor.</p>	<p>The purpose statement sets the framework for the remainder of the section and is generally applicable to this project, with specific regulatory requirements as listed within the remainder of the section.</p>
<p>The requirements of this Section shall apply to all parcels or lots adjoining State Road A1A including its right-of-way from the Northern border of the Town of Beverly Beach to the Southern border of the Town of Marineland and also including all parcels or lots adjoining 16th Road east from A1A to the Ocean, Mala Compra Road, Bay Drive and Jungle Hut Road, including subsequent divisions or lot splits of said parcels or lots existing as of December 21, 2001. The sum of this area shall be referred to as the A1A Scenic Corridor for purposes of this section.</p>	<p>The subject parcel adjoins 16th Road east from A1A to the Atlantic Ocean; however, this parcel existed prior to December 21, 2001 and was part of an approved DRI which existed since 1984, predating the establishment of the Overlay District. The subject golf course parcel was created by plat approved by the Board of County Commissioners on November 19, 2001. The north portion of Golf Course Parcel H (the parcel which includes the Lodge/Clubhouse and parking located north of 16th Road) has 888.89 feet of frontage along 16th Road per plat. Buffer/Landscape Parcel BLP5 (the parcel located south of 16th Road) has 1516.99 feet of frontage along 16th Road per plat. Both the south parcel line of Parcel H and the north line of BLP5 adjacent to 16th Road include a 15 foot wide utility easement. Note also that 16th Road is depicted on the plat as an 80 foot wide right-of-way.</p>
<p>The requirements of this section are supplemental to existing zoning regulations within the area defined above. All development must be in compliance with the standards of the underlying zoning district and the additional requirements or relief of the overlay district. In the event of any conflict between the provisions of this section and other requirements of this article, the provisions of this section shall prevail.</p>	<p>The underlying zoning district here is Planned Unit Development (PUD), as established by the DRI Development Order (which continues to apply to this project through the Essentially Built Out Agreement).</p>
<p>B. <i>Architectural standards.</i> This subsection applies to nonresidential development within the A1A corridor.</p>	<p>APPLICABLE – Subject request is for nonresidential development.</p>

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
1. Commercial metal buildings shall be prohibited in the A1A Scenic Corridor.	APPLICABLE – No metal-clad buildings are proposed with the subject request.
2. Building lengths along the front dimension of the property may not exceed two hundred (200) feet.	NOT APPLICABLE – The building length of the proposed hotel/lodge exceeds 200 feet but if the applicant is required to put that length on the oceanfront it would defeat comprehensive plan policies promoting a more rural beach front without buildings lining the oceanfront and presenting a continuous building mass to the public using a public beach park. This provision must be subordinated to the comprehensive planning policies and draws support from the decision of the Administrative Law Judge as affirmed by the Governor and Cabinet in 2011.
3. For purposes of this section, a recognized architectural style shall be one which is recognized by design professionals as having a basis in classical, historical or academic architectural design philosophies. The following shall not be considered acceptable architectural styles within the A1A Scenic Corridor:	APPLICABLE – The proposed style is Mediterranean Revival/Spanish Colonial Revival as popularized by Addison Mizner in Florida in the early 20th Century.
a. Corporate signature or commercial prototype architecture.	NOT APPLICABLE – No corporate signature or commercial prototype architecture is proposed.

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>b. Any architecture that is exotic and clearly out of character with the A1A community character. Examples of exotic and unacceptable architecture include architecture that does not resemble a typical structure, but resembles out-of-place structures like igloos, tepees, medieval castles, caves and the like; or that resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like. This subsection shall not apply to public improvements that are consistent with the A1A Corridor Management Plan as interpreted by the Corridor Management Entity.</p>	<p>APPLICABLE – The Mediterranean Revival/Spanish Colonial Revival style blends with the existing buildings in the Hammock Beach Resort complex; no “out-of-place structures” are proposed. Note that while the request does include public improvements within the 16th Road right-of-way – including the replacement of the restroom building at Old Salt Road Park – these improvements have not been determined by the Corridor Management Entity to be consistent with the A1A Corridor Management Plan.</p>
<p>4. <i>Accessory structures.</i> These structures shall be similar in style, color, and building material to their principal structures.</p>	<p>APPLICABLE – Accessory structures as proposed are similar to the proposed principal structures.</p>
<p>5. <i>Exterior walls.</i> All exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, horizontal wood siding or other similar material including synthetic materials similar in appearance and durability. Exposed smooth concrete block or metal finishes shall not be permitted, except where determined to be an integral feature of a recognized architectural style. For any facade facing a street, parking lot or residential property line, wall planes need to be encouraged punctuated by two (2) or more of the following techniques:</p>	<p>APPLICABLE – Anticipated finish is stucco.</p>

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
a. Use of windows of style and proportions in keeping with the chosen architectural style. Retail establishments must incorporate store front windows at pedestrian level where adjacent to streets or interior sidewalks.	APPLICABLE – Windows and balconies are proposed along the south building elevation adjacent to the 16th Road right-of-way consistent with the Mediterranean Revival/Spanish Colonial Revival architectural style.
b. Use of ground level arcades or porches.	APPLICABLE – These features will be incorporated along the west portion of the building. The south portion of the building adjoining 16th Road could include these features, but the setback of the building from the parcel line and the proposed landscape buffer would obscure these features from view from the corridor’s right-of-way.
c. Use of protected or recessed entries.	APPLICABLE – Again, these features may be included in the exterior, but if provided along the south elevation, would be obscured from view from the corridor’s right-of-way.
d. Use of vertical elements (including architectural features such as pilasters, columns, canopies, porticos, arcades, colonnades and/or parapets) on or in front of expansive blank walls to interrupt facades into modules of less than sixty (60) feet.	APPLICABLE – Again, these features may be included in the exterior, but if provided along the south elevation, would be obscured from view from the corridor’s right-of-way.
e. Use of multiple wall plane offsets and projections of at least three (3) feet each.	APPLICABLE – Again, these features may be included in the exterior, but if provided along the south elevation, would be obscured from view from the corridor’s right-of-way.
f. Retaining a clear distinction between roof, body and base of a building.	APPLICABLE – Again, these features may be included in the exterior, but if provided along the south elevation, would be obscured from view from the corridor’s right-of-way.

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>6. <i>Roofs:</i> The use of hip or gable roofs is highly encouraged. Pitches in excess of 6:12 are desirable. The use of dormers, metal roof material, or dimensional shingles help break large roof planes. Flat roofs shall include parapet or partial roofs to provide architectural interest and to screen rooftop equipment when viewed at the property lines from standing height.</p>	<p>APPLICABLE – Proposed roof style is a hip roof clad in tile in the Mediterranean Revival/Spanish Colonial Revival style.</p>
<p>C. <i>Dumpster and waste containers.</i> Dumpster and waste containers shall be screened by a wall or a fence with vegetative screening around it. The vegetative screening shall be installed on at least three (3) sides of the utility equipment, and shall be located outside any wall or fence. Such vegetative screening shall include shrubs which will achieve a height of five (5) feet within one (1) year, planted with a spacing not exceeding five (5) feet on center, or as an alternative, another form of vegetative screening that creates an effective visual screen.</p>	<p>APPLICABLE – The subject request includes a trash collection area under the southernmost proposed building, completely enclosed, and is accessed from 16th Road.</p>
<p>D. <i>Loading docks.</i> Loading docks in the A1A Scenic Corridor shall be located or constructed at the rear of the building, and shall be oriented as much as possible as to be concealed from adjacent residential uses.</p>	<p>APPLICABLE – The subject request includes a service entrance along 16th Road; with the subject parcel bounded to the west by parking area and residential development, the north by golf course, the east by dune, and the south by the right-of-way, there are no other options for locating service entrances along the building line than the south elevation along the 16th Road right-of-way.</p>
<p>E. <i>Access standards.</i> The county shall strive to limit new access points to SR A1A through the use of shared access, secondary access between adjacent uses, and reasonable spacing between primary access points. The following standards shall be applied to reduce traffic congestion and safety issues, reduce the amount of pavement in driveways, as well as to reduce the visual impacts of strip development caused by multiple access points.</p>	<p>NOT APPLICABLE – The standard refers only to minimizing access points along SR A1A; the subject parcel does not directly access A1A.</p>

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>1. For corner parcels less than one (1) acre in size, access only from local streets shall be allowed.</p>	<p>NOT APPLICABLE – Subject parcel is not a corner parcel or less than one acre in size.</p>
<p>2. A single, multi-use driveway connection to A1A shall be required to serve adjacent commercial uses unless one (1) of the uses is an existing site with a driveway access not located along the joint property line. In cases where such multi-use driveway would result in the removal of a protected tree with a caliper greater than sixteen (16) inches, it need not be located along the joint property line.</p>	<p>NOT APPLICABLE – The subject parcel does not directly connect through a driveway to A1A.</p>
<p>3. Driveway pavement width for access ways shall not exceed twenty-four (24) feet, excluding landscape medians and appropriately designed aprons and needed turn lanes, unless it is determined by the county administrator or his/her designee that wider pavement width is needed to accommodate needed turning radii. Pavement width may exceed twenty-four (24) feet when a curbed median strip with shade trees spaced every twenty-five (25) feet are provided, but driveway lanes may not exceed twelve (12) feet in width excluding appropriately designed aprons and needed turn lanes.</p>	<p>NOT APPLICABLE – The subject parcel does not adjoin A1A and does not have a proposed driveway along A1A; however, the remaining requirements likely will still be met by the requested use.</p>

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STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>4. Cross-access. New nonresidential site plans must provide vehicular and pedestrian cross-access to existing and future adjacent development. Cross-access shall take the form of an interconnection between parking lot access aisles located at least fifty (50) feet from the r/w line of A1A for nonresidential sites and at least twenty-five (25) feet from the r/w line of A1A for residential developments. Residential subdivisions must provide vehicular cross-access with adjacent residential subdivisions and pedestrian access to commercial areas.</p>	<p>NOT APPLICABLE – The subject parcel does not adjoin A1A and does not have a proposed driveway along A1A; however, provision of vehicular cross-access is encouraged.</p>
<p>F. <i>Parking standards.</i> The following standards shall help to reduce the amount of paved parking areas and visual blight associated with commercial parking needs.</p>	<p>This is the preamble statement for the listed standards to follow.</p>
<p>1. During the site plan review process, the County may allow minimum parking requirements to be reduced by up to twenty-five (25) percent for complementary uses (weekday and evening/weekend uses), when such uses can share their available parking areas, and such parking areas are convenient to the associated uses.</p>	<p>APPLICABLE – This reduction is available for consideration by the County as part of this request. The uses associated with the resort are of a type so as to generate staggered parking needs based on the mix of uses (i.e., hotel, golf course, restaurant, meeting/event space, employee parking by shift, etc.).</p>
<p>2. Shell parking or similar approved porous surfaces shall be allowed for uses with less than ten (10) required parking spaces, if it is determined by the county engineering department that such an arrangement will not create significant erosion, drainage, or fugitive dust problems. For uses that require ten (10) or more parking spaces, up to twenty (20) percent of required minimum parking spaces may be porous. All development must pave required handicapped spaces as well as aisles and sidewalks to building entrances.</p>	<p>NOT APPLICABLE – The subject request does not propose less than ten required parking spaces.</p>

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.06.00. – SPECIAL PROVISIONS OTHER SECTION 3.06.11. – A1A SCENIC CORRIDOR OVERLAY DISTRICT (Ord. No. 2001-26, § C through K, 12-26-2001; Ord. No. 04-11, § 2, 8-16-2004)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
G. <i>Utility service drops.</i> Utility service drops shall be installed underground and shall be done in a manner, which protects index trees.	APPLICABLE – Utility easements provided by plat provide for utilities to be located outside of the right-of-way; all utilities are presently buried underground.
H. <i>Variances.</i> Variances shall be available under the Flagler County Land Development Code, Section 3.07.03 Procedure for variances and special exceptions, provided however, in considering variance applications, consideration and flexibility shall be extended to adjust setbacks, structures and parking in order to preserve an index tree canopy. Further, the provisions of this section are not intended to deprive an applicant from seeking a special exception where not otherwise in conflict with this section.	APPLICABLE – No variances have been requested.
I. <i>Relationship to other requirements.</i> This section is supplemental to all other requirements of existing adopted ordinances and codes provided that all portions of codes or ordinances that are in conflict with this section are superseded only in the application and only to the extent of the conflict provided however, that where a provision of this section conflicts with a provision of a previously approved development of regional impact development order, the provision of this section shall not apply.	APPLICABLE – There are no known conflicts between the A1A overlay district provisions and the DRI that existed until it was terminated under the Essentially Built Out Agreement (“EBOA”) of 2011. The EBOA continued the PUD classification for these lands and provided the review procedures for any new development proposal within the lands encompassed by the DRI. Those procedures and standards are being followed in the proceeding.
J. <i>Vesting.</i> The provisions of this section shall apply to all new construction and any particular use not in existence on any particular lot or parcel on the effective date of this section.	NOT APPLICABLE – Because this application is for new construction, the vesting provisions do not apply.
1. <i>Projects deemed vested.</i>	[Section header]
(a) Projects having received a building permit prior to the effective date of this section shall be allowed to complete construction under the terms of that permit so long as the permit remains valid.	NOT APPLICABLE – All prior construction was completed in accordance with the applicable standards and procedures of the County.

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.06.00. – SPECIAL PROVISIONS OTHER SECTION 3.06.11. – A1A SCENIC CORRIDOR OVERLAY DISTRICT (Ord. No. 2001-26, § C through K, 12-26-2001; Ord. No. 04-11, § 2, 8-16-2004)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<p>(b) Any project having an approved site development plan post adoption of the Land Development Code; or detailed engineering plans, specifications and calculations prepared in accordance with county and other applicable regulations, codes and standards, which sets forth the specific improvements to be made in conjunction with development as they affect the existing site, its boundary conditions, landscaping plans and tree coverage, shall be deemed to be vested.</p>	<p>NOT APPLICABLE – The new construction under this request requires a new site development plan review and approval prior to commencement of construction.</p>
<p>2. <i>Vesting under Florida Law.</i> Projects or project plans that would be vested by operation of Florida Law by the preponderance of evidence submitted by the applicant, may be found to be vested under this section by the county administrator.</p>	<p>NOT APPLICABLE – The applicant for the subject request has not applied for a vesting determination. It should be noted however that the EBOA does vest this application as to all public facility concurrency requirements (transportation, public schools, etc., but not impact fees, development review fees, permit fees, inspection fees and any other applicable County fees as provided by County ordinance.</p>
<p>3. <i>Determination of vested rights.</i> An Applicant may apply for a vested rights determination under paragraphs J.1.(b) and J.2. above by submitting an application with the following minimum documentation to the county administrator, or a county official as designated by the county administrator:</p>	<p>NOT APPLICABLE – The applicant has not made a request for vested rights.</p>
<p>(a) The name and address of the applicant, who is or shall be the owner(s) or an authorized agent on behalf of the owner(s). If the property is owned by more than one (1) person, all owners or an authorized agent of the owners shall apply.</p>	<p>[Vested rights application requirements]</p>
<p>(b) A legal description, deed, and survey of the property in question.</p>	<p>[Vested rights application requirements]</p>

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.06.00. – SPECIAL PROVISIONS OTHER SECTION 3.06.11. – A1A SCENIC CORRIDOR OVERLAY DISTRICT (Ord. No. 2001-26, § C through K, 12-26-2001; Ord. No. 04-11, § 2, 8-16-2004)	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
(c) The name and address of each owner(s) of the property.	[Vested rights application requirements]
(d) A site or development plan or plat for the property.	[Vested rights application requirements]
(e) (For J.2. applications only) A memorandum of law specifically citing all applicable law supporting vesting and a description of how each element requirement thereof is met.	[Vested rights application requirements]
(f) Substantial competent evidence of each fact alleged to support this vesting claim.	[Vested rights application requirements]
(g) Any other relevant information that the county administrator requests of the applicant.	[Vested rights application requirements]
4. <i>Basis and burden of proof.</i> The determination of vested rights shall be based upon factual evidence provided to the county administrator or designee. Each vesting determination shall be based on an individual case-by-case basis. The applicant shall have the burden of proof to demonstrate vested rights pursuant to the requirements of Florida law.	NOT APPLICABLE – This is the standard for review for vesting requests; however, the applicant has not made a request for vested rights.
5. <i>Appeals.</i> An appeal of the denial of a vesting determination may be made to the board of county commissioners within thirty (30) days of receipt of written notification to the county administrator. All appeals of vesting determination shall be granted only by the board of county commissioners.	NOT APPLICABLE
6. <i>Fees.</i> The board of county commissioners may determine appropriate fees for vesting determinations and appeals; such fees shall be made by board resolution.	NOT APPLICABLE

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.07.00. – ADMINISTRATION AND ENFORCEMENT SECTION 3.07.05. – PROCEDURES FOR REQUESTING A REZONING (LAND USE AMENDMENT) (Ord. No. 91-2, 2-18-1991; Ord. No. 97-12, § 3, 8-18-1997; Ord. No. 04-22, § 3, 12-20-2004)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>The commission may, from time to time, amend, supplement or change the regulations and land classifications herein or subsequently established. Proposals for land use amendments, whether initiated by the commission, the planning board and/or the property owner, shall be treated in accordance with the following procedure:</p>	<p>This section provides the preamble for the remainder of the section, referring to rezoning requests as land use amendments.</p>
<p>A. <i>Commission initiated changes.</i> The commission, or its designee, may propose changes in regulations and land use classifications as deemed necessary. Such changes shall be governed by the procedural and public notice requirements of Florida Statute 125.66(5).</p>	<p>NOT APPLICABLE</p>
<p>B. <i>Other changes.</i></p>	<p>[Section header]</p>
<p>1. Except as provided for in subsection 3.07.05A, an application for a change of classification for a parcel of land may only be initiated by the planning board or the owner of the parcel of property to be considered under the application for a land use amendment.</p>	<p>APPLICABLE – The site development plan application prompted the reclassification review.</p>
<p>2. An application, including the information required in Appendix A, must be submitted in writing to the planning and zoning director. An application for a land use text amendment [LDC text amendment] shall be submitted in writing, including reason(s) for the proposed change.</p>	
<p>C. <i>Planning board review.</i></p>	<p>[Section header]</p>
<p>1. The planning and zoning director shall schedule a hearing before the planning board to consider the application.</p>	<p>APPLICABLE – The hearing will be held on 12-9-2014.</p>

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.07.00. – ADMINISTRATION AND ENFORCEMENT SECTION 3.07.05. – PROCEDURES FOR REQUESTING A REZONING (LAND USE AMENDMENT) (Ord. No. 91-2, 2-18-1991; Ord. No. 97-12, § 3, 8-18-1997; Ord. No. 04-22, § 3, 12-20-2004)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>2. The hearing provided for under this section shall be for the purpose of reviewing relevant information from the applicant regarding the requested land use amendment [rezoning]. The planning board shall also review written and/or oral comments from the public in accordance with its established procedures.</p>	<p>APPLICABLE</p>
<p>3. At the conclusion of the hearing provided for under this section, the planning board shall agree upon a recommendation regarding the application. This recommendation shall be recorded in the planning board's official minutes. The planning and zoning director shall advise the commission of the planning board's recommendation during the hearing called for under subsection 3.07.05D.</p>	
<p><i>D. Commission hearing.</i></p>	<p>[Section header]</p>
<p>1. The hearing provided for under this section shall be for the purpose of reviewing all pertinent information regarding the application. The applicant shall provide all relevant factual data, materials and/or oral testimony to support the action requested in the application. The commission shall also review written and/or oral comments from the public in accordance with its established procedures. The planning and zoning director, during the course of the hearing, shall inform the commission of the recommendation of the planning board regarding the application.</p>	<p>APPLICABLE – This hearing is anticipated to occur on 1-12-2015.</p>
<p>2. At the conclusion of the hearing provided for under this section, the commission shall render a decision on the application. Any decision rendered by the commission during this hearing shall be deemed final.</p>	

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE III. – ZONING DISTRICT REGULATIONS SECTION 3.07.00. – ADMINISTRATION AND ENFORCEMENT SECTION 3.07.05. – PROCEDURES FOR REQUESTING A REZONING (LAND USE AMENDMENT) (Ord. No. 91-2, 2-18-1991; Ord. No. 97-12, § 3, 8-18-1997; Ord. No. 04-22, § 3, 12-20-2004)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
E. <i>Judicial review.</i> Any persons claiming to be injured or aggrieved by any final action of the county may present to the circuit court of the county a petition for writ of certiorari to review such final action as provided by law. Such petition shall be presented to such court within thirty (30) days after the date of such final action by the county. No act of the planning and zoning director, the county commission, or any other county agency, other than the issuance of a development order, is intended to be a final county action under this article for the purpose of judicial review.	APPLICABLE
F. <i>Withdrawal of application.</i> Any petition for a land use amendment may be withdrawn prior to action thereon by the planning board or commission at the discretion of the applicant upon written notice to the planning and zoning director.	APPLICABLE – The Applicant may withdraw as provided in this subsection.
G. <i>Frequency of application.</i> A property owner shall not initiate action for a land use amendment affecting the same parcel of land more often than once every six (6) months.	APPLICABLE – This tolling of time will apply.
H. <i>Reserved.</i>	[Section header]

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FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE IV. – SUBDIVISION REGULATIONS SECTION 4.08.00. – REPLATS, AMENDMENTS TO PLAT ADDENDUMS/AGREEMENTS AND VACATING (Ord. No. 91-2, 2-18-1991; Ord. No. 03-18, § 3, 10-7-2003)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
4.08.01. - Replats.	[Section header]
A replat of an existing subdivision shall follow the same process as outlined herein for a new plat. A replat of a plat that includes a plat addendum/agreement will, in addition to plat requirements, be required to follow the process below for amending a plat addendum/agreement.	APPLICABLE – This step is needed to amend the plat addendum and will ultimately be considered by the BCC if the rezoning and site development plan items are approved.
4.08.02. - Amendments to plat addendums/agreements.	[Section header]
Amendments to plat addendums/agreements shall be approved by the board of county commissioners (BOCC). Amendments cannot be approved without the consent of all current property owners who are subject to the original approved plat addendum/agreement.	APPLICABLE – This step is needed to amend the plat addendum and will ultimately be considered by the BCC if the rezoning and site development plan items are approved.
4.08.03. - Vacating plats.	[Section header]
The owner(s) of any land within an existing approved plat may request BOCC approval to vacate that portion of the plat which is owned by the applicant(s). If the existing plat includes a plat agreement/amendment, a portion of the original plat cannot be vacated without the consent of all current property owners within the plat. The vacating of public streets/rights-of-way and easements within a plat is subject to state statutes and county ordinances. Plats, or portions thereof, cannot be vacated without the consent of the appropriate utilities or regulatory agencies.	NOT APPLICABLE – The request does not include a request for plat vacation.

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FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE V. – OTHER DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS SECTION 5.01.00. – LANDSCAPING AND BUFFER YARD REQUIREMENTS (Ord. No. 91-2, 2-18-1991; Ord. No. 97-12, § 4, 8-18-1997; Ord. No. 01-26, § B., 12-17-2001; Ord. No. 04-05, § 2, 2-16-2004; Ord. No. 04-06, §§ 2, 3, 5-17-2004; Ord. No. 04-11, § 3, 8-16-2004)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
5.01.01. - Purpose and intent.	[Section header]
The purpose and intent of this section is to establish standards for the provision of landscape materials and buffer yards in specified land use classification districts of Flagler County. The County Commission of Flagler County finds that natural and planted vegetation in urban places has been shown to make important contributions to improved levels of air and water quality and that buffer yards block the glare of lights, signs and visual nuisances; reduce noise levels, air pollution, dust, dirt and litter. For these reasons the county commission finds that landscape and buffer yard requirements promote the general welfare of Flagler County.	This section provides the preamble for the remainder of the section.
5.01.02. - Definitions.	[Section header]
As used in this section, the following terms shall mean as follows:	Acknowledged.
(1) <i>Architectural planter</i> : A container within which plantings may be placed to meet the requirements of this section.	
(2) <i>Board</i> : The Board of County Commissioners of Flagler County, Florida.	
(3) <i>Crown</i> : The main point of branching or foliage of a tree or plant, or the upper portion of a tree or plant.	
(4) <i>Crown spread</i> : The distance measured across the greatest diameter of a plant.	
(5) <i>Developed area</i> : The portion of a plot or parcel of land, excluding public right-of-ways, upon which a building, structure, pavement, landscape material, or other improvements have been placed.	
(6) <i>Drip-line</i> : The outer perimeter of the crown of a plant.	
(7) <i>Encroachment</i> : The protrusion of a vehicle outside of a parking space, display area, storage area, access way, or access aisle into a landscaped area.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(8) <i>Ground cover</i> : Natural mulch or low growing plants other than deciduous varieties installed to form a continuous cover over the ground.	Acknowledged.
(9) <i>Interior area</i> : The entire parcel to be developed exclusive of the front, rear and side perimeter landscape areas.	
(10) <i>Landscape</i> : The placement of landscape material in the planting area in accordance with the requirements of this section.	
(11) <i>Landscape material</i> : Living material including, but not limited to, trees, shrubs, vines, lawn grass, ground cover; landscape water features; retention areas; and nonliving durable material commonly used in landscaping, including but not limited to rocks, pebbles, sand, prairie film, brick pavers, earthen mounds, but excluding impervious surfaces for vehicular use. Minimum fifty (50) percent of such material shall be living.	
(12) <i>Land use district description</i> : Where reference is made to uses or land use districts herein, the following definitions shall apply:	
(a) <i>Abutting</i> . To physically touch or border upon or to share a common property line.	
(b) <i>Agricultural uses or districts</i> . Properties zoned AC and AC-2 used for any residential or bona fide agricultural use authorized in such agricultural district;	
(c) <i>Single-family residential uses or districts</i> . Properties zoned R-1, R-1b, R-1c, R-1d or used primarily for single-family purposes;	
(d) <i>Two-family residential uses or districts</i> . Properties zoned R-2 or used primarily for two-family purposes;	
(e) <i>Multifamily residential uses or districts</i> . Properties zoned R-3 or used primarily for multifamily purposes (three (3) or more attached units);	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(f) Office uses or districts. Properties zoned O-1, O-2, or used primarily for office purposes;	Acknowledged.
(g) Commercial uses or districts. Properties zoned C-1 or C-2 or used primarily for commercial purposes;	
(h) Industrial uses or districts. Properties zoned I, Industrial or used primarily for industrial purposes; and	
(i) Mobile home residential uses or districts. Properties zoned MH-1, MH-2 or MH-3 or used primarily for mobile home subdivisions and single-family purposes or mobile home park purposes.	
(13) <i>New construction</i> : Any development for which an application for a building permit must be made prior to the initiation of any improvements. Also, in the case of vehicular use paving, any preparation or pavement (asphalt or concrete) of a site intended for any type of vehicular use begun after the effective date of this section.	
(14) <i>Planting area</i> : Any area designed for landscape material installation having a minimum of fifty (50) square feet, a minimum depth, as measured perpendicular to the adjacent property line, of five (5) feet, and consisting of suitable growing medium with proper drainage.	
(15) <i>Redevelopment</i> : The demolition or removal of the principal structure or more than fifty (50) percent of the impervious surface of a site.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(16) <i>Shade tree</i> : Any self-supporting woody plant of a species that is well-shaped, well-branched and well-foliated which normally grows to an overall height of at least thirty-five (35) feet and normally develops an average mature spread of crown greater than thirty (30) feet in this county. (A listing of acceptable shade trees is provided in Appendix A—Flagler County Shade Trees).	Acknowledged.
(17) <i>Shrub</i> : A woody perennial plant differing from a perennial herb by its persistent and woody stems and from a tree by its low stature and habit of branching from the base.	
(18) <i>Sight triangle</i> : The areas of property on both sides of an access way formed by the intersection of each side of the access way and public right-of-way with the two (2) sides of each triangle being not less than twenty (20) feet in length from the point of intersection and the third side being a straight line connecting the ends of the two (2) other sides.	
(19) <i>Tree</i> : Any self-supporting, woody plant of a species which normally grows to an overall height of at least twenty (20) feet and normally develops an average mature spread of crown greater than twenty (20) feet in the Flagler County area of Florida.	
(20) <i>Vehicular use area</i> : Any ground surface area, excepting public right-of-ways, used by any type of vehicle whether moving or at rest for the purposes of, including but not limited to, driving, parking, loading, unloading, storage or display, such as, but not limited to, new and used car lots; activities of a drive-in nature in connection with banks, restaurants, filling stations, grocery and dairy stores; and other vehicular uses under, on or within buildings.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(21) <i>Vines</i> : Any of a group of woody or herbaceous plants which may climb by twining, or which normally require support to reach mature form.	Acknowledged.
(22) <i>Visual screen</i> : A barrier of living or nonliving landscape material put in place for the purpose of separating and obscuring from view those areas so screened.	
5.01.03. - Applicability, scope and compliance.	[Section header]
(1) <i>General applicability</i> . The requirements and standards for the installation and maintenance of the following:	APPLICABLE
(a) Minimum landscape development in publicly and privately developed land use areas;	
(b) Landscape planting areas in offstreet parking facilities and other vehicular use areas shall apply to all new development and redevelopment in the county, except single and two-family dwelling units and agricultural uses;	
(c) Buffer yard area requirements between uncomplimentary land uses and districts as defined in subsection 5.01.04(4)(a).	
(2) <i>Buffer yard area exemptions</i> . Landscape buffer areas between uncomplimentary land uses and districts as herein set forth shall be required for all new construction and redevelopment in the county, except in single and two-family residential land uses and agricultural land uses.	NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).
(3) <i>Portions of a developed area left in its natural state</i> . It is the intent of this section to encourage the use of natural areas as a partial or whole credit in meeting the landscape development requirements of this section.	Acknowledged.
5.01.04. - Landscape development standards.	[Section header]

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE V. – OTHER DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS SECTION 5.01.00. – LANDSCAPING AND BUFFER YARD REQUIREMENTS (Ord. No. 91-2, 2-18-1991; Ord. No. 97-12, § 4, 8-18-1997; Ord. No. 01-26, § B., 12-17-2001; Ord. No. 04-05, § 2, 2-16-2004; Ord. No. 04-06, §§ 2, 3, 5-17-2004; Ord. No. 04-11, § 3, 8-16-2004)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>To ensure the attainment of the objectives of this section, the design and installation of required landscaping shall be consistent with the following standards unless it can be demonstrated to the Flagler County Planning Board that alternative design and installation plans will meet the objectives of this section. The landscape development standards contained herein shall apply whenever a building permit or landscape plant are required.</p>	<p>Acknowledged.</p>
<p>(1) <i>Landscape area requirements.</i> Multifamily residential, mobile home park, office, commercial or public land uses shall devote a minimum of fifteen (15) percent of the total developed area to pervious landscape areas. At least one-third (1/3) of the minimum required area must be contained within the interior area of the site.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>(2) <i>Industrial land uses.</i> Industrial land uses shall devote a minimum of ten (10) percent of the total developed area to landscape development.</p>	<p>NOT APPLICABLE</p>
<p>(3) <i>Single family dwellings.</i> Each single family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing shade trees, sabal palms and pine trees may be used to satisfy this requirement, in whole or in part, provided that they have a minimum caliper of two and one-half (2½) inches DBH and overall height of ten (10) feet. When trees are planted to meet the minimum requirement they must be shade trees meeting the material standards of this section.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>(4) <i>John Anderson Highway/Old Kings Road.</i> All residential and commercial development lying south of State Road 100 and abutting John Anderson Highway or Old Kings Road shall provide a minimum twenty-five (25) foot landscape buffer easement adjacent and parallel to the road right-of-way. This requirement does not apply to intersecting roadways, canals or electric transmission easements. Within said buffer, a minimum of one (1) tree per forty (40) lineal feet must be preserved and/or planted. Shrubs and understory vegetation shall be planted between trees. This buffer may be included as part of a larger lot, tract or parcel. Except for fences and walls approved as part of a planned unit development (PUD), the minimum landscape buffer area must be kept free of structures such as fences, sheds, swimming pools, etc.</p>	NOT APPLICABLE
<p>(5) <i>Off-street parking and vehicle use areas.</i> Off-street parking facilities and other vehicular use areas, excepting permitted accessways, shall meet the following requirements:</p>	NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).
<p>(a) <i>Perimeter requirements.</i></p>	[Section header]
<p>1. <i>Front perimeter landscape areas.</i> An average ten-foot-wide strip of land, located between the front property line and abutting a building or vehicular use area shall be landscaped. Width of sidewalks shall not be included within the average ten-foot-wide front setback perimeter landscape area. The landscaped strip of land shall be increased to twenty-five (25) feet wide for properties abutting S.R. 100 or U.S. Highway 1.</p>	NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1a. <i>Front perimeter landscape areas in the A1A Scenic Corridor.</i> Developments shall provide a wide landscaped strip located between the property line and the developed area. The width of this landscape buffer shall be a minimum average of twenty-five (25) feet for properties with a lot depth of one hundred (100) feet or less, with no buffer width less than twenty (20) feet. For properties with a lot depth greater than one hundred (100) feet the perimeter shall be a minimum average of twenty-five (25) percent of the lot depth, up to a maximum of forty (40) feet, with no buffer width less than twenty-five (25) feet. Width of sidewalks shall not be included within the front perimeter landscape buffer. The intent of this requirement is to create an undulating, diversified non-uniform perimeter buffer for the A1A Scenic Corridor that is in keeping with the existing natural and non-regimented character of the area. Developed areas such as septic systems, stormwater facilities, vehicular use areas including parking and access aisles (not including access driveways), solid waste facilities including dumpsters, storage buildings, and similar features or structures are not allowed in perimeter landscape buffers; provided however, that undulating dry retention basins may intrude up to ten (10) percent of the perimeter landscape buffer where necessary to save index trees elsewhere on the property.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>2. <i>Side and rear perimeter landscape areas.</i> A five-foot-wide strip of land, located between the side and rear property lines and the vehicular use area, shall be landscaped, except that where the strip of land to be landscaped is between a side or rear property line and a vehicular use area used as an accessway, a four-foot-wide strip of land shall be landscaped. Common driveways serving adjacent property are exempt. The landscaped strip of land shall be increased to twenty-five (25) feet wide for multifamily projects.</p>	<p>NOT APPLICABLE</p>
<p>2a. <i>Side and rear perimeter landscape areas in the A1A Scenic Corridor.</i> A ten (10) foot wide landscape strip buffer of land, located shall be required along the side and rear property lines. The minimum width of this landscape buffer shall be fifteen (15) feet for the side and twenty (20) feet for the rear for a nonresidential use when adjacent to residential uses or zoning. No landscape buffer is required for a nonresidential use when it is adjacent to nonresidential uses or zoning, but tree planting shall still be required or in the case of like commercial uses, where no setbacks or landscape areas are required. Common driveways and sidewalks serving adjacent properties are exempt from perimeter requirements.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>(b) <i>Material requirements in perimeter area.</i></p>	<p>[Section header]</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1. <i>Tree count.</i> The total tree count requirements within the front setback perimeter landscape area shall be determined by using a ratio of one (1) tree for each twenty-five (25) linear feet of lot frontage or major portion thereof with no less than fifty (50) percent of said trees being native shade trees. The total tree count requirement within the side and rear perimeter landscape areas shall be determined by using a ratio of one tree for each fifty (50) linear feet with no less than fifty (50) percent of said trees being native shade trees. The total tree count requirement within the side and rear perimeter landscape areas for multifamily projects shall be determined by using a ratio of one tree for each twenty-five (25) linear feet with no less than fifty (50) percent of said trees being native shade trees.</p>	<p>NOT APPLICABLE</p>
<p>1a. <i>Tree count in the A1A Scenic Corridor.</i> The total canopy tree count requirements within the front, side, and rear perimeter landscape buffer shall be determined by using a ratio of one (1) planted tree for each twenty-five (25) linear feet of perimeter or one (1) preserved tree of at least fourteen (14) inches of caliper for every fifty (50) linear feet of perimeter. Perimeter calculations shall exclude up to no more than twenty-four (24) feet of access ways through the perimeter in the calculation.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>Preserved trees may be located up to fifteen (15) feet outside the required perimeter landscape strips, or when no strip is required, away from the property line. If trees are preserved or planted outside of landscape strips, landscape islands must be at least three hundred (300) square feet and must conform with critical root zone standards, with the tree placed approximately in the middle of the island. No fewer than seventy-five (75) percent of the required trees shall be native trees identified on the Interim Index Tree List. If salt air exposure is not a limiting factor as determined by the county administrator or his/her designee, no more than twenty-five (25) percent of the required trees may be palm trees, which must be at least twelve (12) feet high in height at the time of planting. For development sites greater than one (1) acre, no more than fifty (50) percent of the new trees planted shall be from the same genus (for example oak).</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>1b. <i>Tree preservation required in the A1A Scenic Corridor.</i> Preservation of all existing native trees larger than six (6) inches in caliper is required within the perimeter area except for access ways.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1c. <i>Understory trees in the A1A Scenic Corridor.</i> Installation or preservation of eight (8) understory trees not less than six (6) feet in height, and one (1) inch caliper measured at six (6) inches above ground from the Interim Understory Tree List for each one hundred (100) lineal feet of front perimeter abutting the public vehicular right-of-way less the frontage for access ways.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>1d. Trees shall be interspersed with understory shrubs using a ratio of one (1) shrub for each twelve and one-half (12½) linear feet of lot frontage or major fraction thereof. Shrubs shall be a minimum of forty-eight (48) inches in height and shall be from the Interim Shrub List or those marked "U" on the Interim Index Tree List for the A1A Scenic Corridor.</p>	
<p>2. <i>Ground cover.</i> Grass or other ground cover shall be placed on all areas within the front, side and rear setback perimeter landscape areas not occupied by other landscape material or permitted accessways.</p>	
<p>(c) <i>Visual screen in perimeter area.</i></p>	[Section header]
<p>1. <i>Perimeter landscape areas.</i> A visual screen shall be placed within the perimeter landscape areas and shall run the entire length of such abutting property line, except at permitted accessways.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>2. <i>Light penetration and height.</i> A visual screen shall be installed to provide an opaque, continuous screen not lower than thirty (30) inches, except at permitted accessways. The minimum visual screen height shall be increased to forty-eight (48) inches for multifamily projects.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>(d) <i>Cross-visibility standards for setback areas.</i> A sight triangle shall be provided at those points where an accessway intersects a public right-of-way. The area within the sight triangle shall be provided at those points where an accessway intersects a public right-of-way. The area within the sight triangle shall be maintained in accordance with this section.</p>	<p>APPLICABLE</p>
<p>1. <i>Cross-visibility level.</i> An unobstructed cross-visibility between two (2) and ten (10) feet above the level of the center line of the public right-of-way shall be maintained within the sight triangle.</p>	
<p>2. <i>Trees.</i> Trees having limbs and foliage trimmed so that the cross-visibility is not obscured shall be allowed to overhang within the sight triangle, provided the location of the tree itself does not create a traffic hazard.</p>	
<p>(e) <i>Interior planting areas.</i></p>	<p>[Section header]</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1. <i>Size.</i> In vehicular use areas within the interior of a site, one (1) two-hundred-fifty-square-foot planting area shall be required for each five thousand (5,000) square feet or majority portion thereof of vehicular use area, and a native shade tree together with other landscape material shall be planted within such planting area. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicular and pedestrian traffic, and shall be no less than six (6) feet in width.</p>	<p>NOT APPLICABLE</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1a. <i>Size of interior planting areas in the A1A Scenic Corridor.</i> In vehicular use areas within the interior of a site, one (1) planting area, containing at least one (1) index tree with a minimum caliper of four (4) inches at six (6) inches above ground, of at least four hundred (400) square feet in area and no less than fifteen (15) feet in width shall be required for each four thousand (4,000) square feet or major fraction thereof, of vehicular use area. If palm trees are used to meet this requirement, a three to one (3:1) ratio shall be used with a minimum height of twelve (12) feet for each palm. If salt air exposure is not a limiting factor as determined by the county administrator or his/her designee, no more than thirty (30) percent of the required trees in the landscaped islands may be palm trees. Interior landscaped areas shall be dispersed so as to define aisle ends and to limit unbroken rows of parking to a maximum of eighty (80) linear feet.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>For development sites greater than one (1) acre, no more than fifty (50) percent of the new trees planted shall be from the same genus (for example oak). Where it is suitable, trees may be planted and preserved in clusters rather than individually to increase shaded areas and to improve long-term survivability and longevity of trees. Planting trees in clusters or groups rather than individually allowing a minimum of four hundred (400) square feet per tree in each group or cluster shall be encouraged. Planted trees shall conform to the requirements below.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>2. <i>Overhang.</i> Vehicles shall not overhang more than two (2) feet into any interior planting area.</p>	<p>APPLICABLE</p>
<p>(6) <i>Buffer standards relating to uncomplimentary land uses and zones.</i></p>	<p>[Section header]</p>
<p>(a) The following shall constitute uncomplimentary uses and zones:</p>	<p>NOT APPLICABLE</p>
<p>1. Office use or zones, when abutting to single-family housing use or lands zoned for single-family housing.</p>	
<p>2. Mobile home park use or zones, when abutting to single-family housing, two-family housing, multifamily housing and office uses, and lands zoned for single-family housing, multifamily housing and office uses.</p>	
<p>3. Commercial uses or zones, when abutting to single-family housing, two-family housing, multifamily housing or mobile home park or mobile home subdivision uses or lands zoned for single-family housing, multifamily housing or mobile home park or mobile home subdivision uses.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
4. Industrial uses or zones, when abutting to any nonindustrial uses or zones.	NOT APPLICABLE
5. All residential uses or zones, when abutting any public park.	
(b) In uncomplimentary land uses or zones, a buffer strip shall be required. Said buffer strip shall be at least ten (10) feet in width the entire length of all such common boundaries.	
(b1) A buffer strip in the A1A Scenic Corridor shall be required between uncomplimentary land uses or zones. No new structures shall be placed within fifty (50) feet of an existing residential primary structure on an adjoining uncomplimentary land uses or zones. No new structures shall be placed within fifty (50) feet of an existing residential primary structure on an adjoining parcel. Twenty-five (25) feet of the buffer strip shall be used for a vegetative buffer as described in Section 5.01.04, Landscape development standards. Such twenty-five (25) foot buffer areas shall include a wall, fence, hedge, or natural vegetation area of at least six (6) feet in height that will screen single-family housing uses or lands zoned for single-family housing from more intensive uses. Any wall or fence installed or used for this purpose must be placed along the property line, but may be offset up to ten (10) feet from the property line or interrupted to avoid impacting trees.	NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).
(c) Buffer material requirements shall be as follows:	Acknowledged.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>1. <i>Tree count.</i> The total tree count required within the buffer strip shall be determined by using a ratio of one (1) tree for each twenty-five (25) linear feet of required buffer strip, or majority portion thereof, with a minimum of fifty (50) percent of said trees being native shade trees. Trees shall be spaced so as to allow mature growth of shade trees.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>2. <i>Ground cover.</i> Grass or other ground cover shall be planted on all areas of the buffer strip required by this section which are not occupied by other landscape material.</p>	
<p>3. <i>Visual screen.</i> A visual screen running the entire length of all common boundaries shall be installed within the buffer strip, except at permitted accessways. Such strips shall provide a minimum of sixty (60) percent opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries. A six-foot-high solid wall or fence may be substituted to meet the visual screen requirements of this section when existing trees located in the buffer strip prevent the development of a planted landscape screen.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>4. <i>Prevailing requirement.</i> Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplimentary land use buffer strip requirements of the article [ARTICLE V., OTHER DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS], the latter requirement shall prevail.</p>	<p>NOT APPLICABLE – See exemptions for PUDs at Sec. 5.01.06.(2).</p>
<p>(7) <i>Buffer standards relating to multifamily uses and zones.</i></p>	<p>[Section header]</p>
<p>(a) In multifamily land uses or zones, a buffer strip shall be required. Said buffer strip shall be at least twenty-five (25) feet in width the entire length of all such common boundaries.</p>	<p>NOT APPLICABLE</p>
<p>(b) Buffer material requirements shall be as follows:</p>	<p>[Section header]</p>
<p>1. <i>Tree count.</i> The total tree count required within the buffer strip shall be determined by using a ratio of one tree for each twenty-five (25) linear feet of required buffer strip, or majority portion thereof, with a minimum of fifty (50) percent of said trees being native shade trees. Trees shall be spaced so as to allow mature growth of shade trees.</p>	<p>NOT APPLICABLE</p>
<p>2. <i>Ground cover.</i> Grass or other ground cover shall be planted on all areas of the buffer required by this section which are not occupied by other landscape material.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>3. <i>Visual screen.</i> A visual screen running the entire length of all common boundaries shall be installed within the buffer strip, except at permitted accessways. Such strips shall provide a minimum of sixty (60) percent opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries. A six-foot-high solid wall or fence may be substituted to meet the visual screen requirements of this section when existing trees located in the buffer strip prevent the development of a planted landscape screen. If the solid fence or wall is substituted, it must be located behind a visual screen of shrubs planted at a minimum height of twenty-four (24) inches and not exceeding three (3) feet on center. The minimum height of the shrubs shall be four (4) feet and the maximum height shall be six (6) feet.</p>	<p>NOT APPLICABLE</p>
<p>4. <i>Prevailing requirement.</i> Whenever parcels of land fall subject to both the perimeter landscaping requirements and the multifamily land use buffer strip requirements of the article, the latter requirement shall prevail.</p>	
<p>(8) <i>Plant material standards.</i></p>	<p>[Section header]</p>
<p>(a) Unless otherwise provided herein, only Florida No. 1 or better plant material as described in "Grades and Standards for Nursery Plants," Part I 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, shall be credited on the landscape development requirements of this section.</p>	<p>Acknowledged.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(b) Portions of a developed area left in the natural state shall be credited in the landscape development requirements of this section.	Acknowledged.
(c) Trees shall be subject to the following:	[Section header]
1. Height. Trees shall have a minimum height of eight (8) feet and minimum diameter of one and one-half (1½) inches measured at four and one-half (4½) feet aboveground at the time of planting.	NOT APPLICABLE
1a. Height and rootball size in the A1A Scenic Corridor. Trees shall have a minimum height of twelve (12) feet and a minimum diameter of four (4) inches measured at six (6) inches above ground at the time of planting. The rootball shall have a ninety-five-gallon minimum container or equivalent rootball size. The minimum rootball size diameter shall be forty (40) inches or, if in a growbag, shall have a diameter of thirty (30) inches minimum.	APPLICABLE
2. Crown spread. Species of trees which will meet the twenty-foot mature height requirement, but will have an average mature crown of less than twenty (20) feet, may be substituted by grouping the same so as to create the equivalent of a crown spread of twenty (20) feet.	APPLICABLE
3. Planting area. The planting area for each tree shall be a minimum of one hundred (100) square feet around the trunk of the tree and shall be maintained in either vegetative landscape material or pervious surface cover.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>4. Plant materials shall conform to the standards for Florida No. 1 or Florida Fancy as stated in "Grades and Standards for Nursery Plants," (current version) State of Florida Department of Agricultural and Consumer Services Division of Plant Industries. The preservation and use of native vegetation is highly encouraged. Plant materials selected shall be the best suited to withstand the soil and physical conditions of the site. Plant materials that are freeze and drought tolerant are preferred.</p>	<p>APPLICABLE</p>
<p>5. Tree planting and maintenance procedures for replacement trees shall follow the "Tree, Shrub and Other Woody Plant Maintenance Practices," on pruning, fertilization and support systems called the ANSI (American National Standards Institute) A300 Standard. Transplanting and establishment of trees shall follow those described in Typical Tree Bid Specifications for Florida, part 2 (shipping and handling) part 3 materials, and part 4 (execution) developed by the University of Florida, the Florida Urban Forestry Council and the Florida Chapter of the International Society of Arboriculture.</p>	
<p>6. Maintenance practices on the protected trees on the site shall follow the pruning, fertilization and support practices contained in the ANSI A300 Standard.</p>	
<p>7. Plant materials must be maintained in a healthy condition in perpetuity.</p>	
<p>(d) Shrubs and hedges shall be subject to the following:</p>	
	<p>[Section header]</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
1. <i>Minimum height.</i> They shall be a minimum height of twelve (12) inches at the time of planting. The minimum planting height shall be increased to twenty-four (24) inches for multifamily projects.	APPLICABLE
2. <i>Opacity conformance.</i> When used to meet the visual screening requirements of this section, they shall conform to the opacity requirements within three (3) years from the time of planting.	
3. <i>Prohibited species.</i> No species of deciduous shrub shall be credited on the visual screening requirements of this subsection.	
4. <i>Placement.</i> The placement of shrubs used to fulfill the visual screening requirements shall not exceed five (5) feet on center, and shall be no closer than two (2) feet to the edge of any pavement. For multifamily projects, the visual screening requirements shall not exceed three (3) feet on center.	
(e) Vines, groundcover, lawn grasses, synthetic plant material, and architectural planters shall be subject to the following:	[Section header]
1. <i>Vines.</i> Vines shall be thirty (30) inches in length within one (1) calendar year from the time of planting.	APPLICABLE
2. <i>Groundcovers other than lawn grasses.</i> Groundcovers other than lawn grasses shall be planted so as to provide seventy-five (75) percent coverage within one (1) calendar year from the time of planting.	
3. <i>Lawn grasses.</i> Lawn grasses shall be subject to the following:	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS	
a. Lawn grasses planted for credit on the landscaping requirements shall be perennial species capable of thriving in the county.	APPLICABLE	
b. Lawn grasses shall be planted so as to achieve complete coverage within two (2) calendar years from the time of planting.		
c. Grasses may be sodded, sprigged, plugged or seeded except that solid sod shall be used in swales or other areas subject to erosion.		
4. <i>Synthetic plant material.</i> No credit shall be granted for use of artificial plant material.		
5. <i>Architectural planters.</i> Credit shall be given for use of architectural planters which meet the following criteria:		
a. Architectural planters for shrubs shall have a planting area of not less than ten (10) square feet and a depth of not less than eighteen (18) inches.		
b. Architectural planters for trees shall have a planting area of not less than twelve (12) square feet and a depth of not less than four (4) feet.		
(f) Irrigation or access to irrigation shall be provided for all landscaped areas. Such irrigation shall also be indicated on the landscape plan required herein.		
5.01.05. - Landscape plan and permit procedure.		[Section header]
Whenever the provisions of this section are applicable in accordance with subsection 5.01.03, a building permit shall be required.		Acknowledged.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>(1) <i>Submission of landscape plan.</i> A landscape plan shall be submitted where required for site plan review and upon application for a building permit. The landscape plan shall include sufficient information for the county to determine whether the proposed landscape improvements are in conformance with the landscape standards and other requirements of this section. General areas of native vegetation to be preserved shall be shown on the plan.</p>	<p>APPLICABLE – A Landscape Screening & Buffer Plan has been submitted by the Applicant as part of the request.</p>
<p>(2) <i>Contents of landscape plan.</i> The landscape plan shall be submitted to the county and shall include at a minimum a description of the species, size, quantity and location of all trees, shrubs and landscape material and a depiction of the site including proposed structures, vehicle use areas and relationships of the site to adjacent public or private streets and properties.</p>	
<p>(3) <i>Permit procedures.</i> The following procedures and requirements shall be followed by the applicant and the county:</p>	[Section header]
<p>A. Applications for approval of landscape plans shall be made to the county, at the time an application is submitted to the county for a building permit.</p>	<p>NOT APPLICABLE – These requirements are ultimately met at the time of building permit application.</p>
<p>B. No building permit, if required, shall be issued unless and until the county has approved the application for a landscape plan.</p>	<p>APPLICABLE</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>C. A certificate of occupancy shall be issued, when the county has determined that required site improvements have been installed according to the approved application and plan. In cases of hardship a performance bond equaling one hundred fifty (150) percent of the unfinished landscape improvements identified in the approved plan shall be posted for a period not exceeding sixty (60) days.</p>	<p>APPLICABLE</p>
<p>D. A copy of the approved permit and plan shall be available on site during installation of landscape improvements.</p>	
<p>E. If landscaping is not installed in accordance with the approved permit, then, prior to the issuance of certificate of occupancy or occupancy of the building, an amended site plan must be filed and approved by the county reflecting the final landscaping plan actually installed.</p>	
<p>5.01.06. - Variances and Exceptions.</p>	<p>[Section header]</p>
<p>(1) <i>Variances.</i> The planning board is hereby designated as the landscape and buffer yard board of adjustment and is authorized to consider variances in specific cases where such variances will not be contrary to the public interest and where, owing to special conditions a literal enforcement of the provisions of this section would result in unnecessary hardship. All requirements, procedures, findings and appeals of landscape and buffer yard variances shall follow those provisions for zoning variances as outlined in Article III, Zoning District Regulations.</p>	<p>NOT APPLICABLE – No variance has been requested by the Applicant.</p>
<p>(2) <i>Exemptions.</i> In application for the planned unit development classification as described in Article III, Zoning District Regulations, or any amendments thereto, the following provisions shall apply:</p>	<p>APPLICABLE – These exemptions are available to PUDs.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
A. The landscape buffer requirements between uncomplimentary land uses or zones existing within the planned unit development itself do not apply.	APPLICABLE – These exemptions are available to PUDs.
B. Where a planned unit development would require [sic] to construct and maintain a buffer adjacent to other properties as provided in this section, said requirement may be waived by the county provided a transitional character has been achieved through the design of the planned unit development.	APPLICABLE – These exemptions are available to PUDs.
5.01.07. - Maintenance, preservation and use standards.	[Section header]
(1) <i>Maintenance.</i>	[Section header]
A. All required plant material shall be maintained in Florida No. 1 grade or better condition as described in "Grades and Standards for Nursery Plants," Part I, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee.	APPLICABLE
B. Structural elements relating to nonliving landscape material shall be maintained in good condition at all times.	
(2) <i>Replacement.</i> Dead plant material shall be replaced in accordance with the provisions of this section and within a time period appropriate to the growing season of the species in questions, not exceeding ninety (90) days.	
(3) <i>Protection of landscape material.</i> All required landscape areas shall be protected from unpermitted vehicular encroachment by the use of wheel stops, curbing or other suitable methods.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(4) <i>Use of landscape area.</i> No required landscape area shall be used for parking, except encroachment as provided in this section, or for accessway structures, garbage or trash collection or any functional uses contrary to the intent and purposes of this section.	APPLICABLE
5.01.08. - Enforcement.	[Section header]
(1) Whenever the county determines that a violation of this section exists, the county shall give written notice of the violation to the applicant and owner. The code enforcement officer is empowered to enforce the provisions of this section.	Acknowledged.
(2) Penalties F. S. 125.66. Any violation of this section may be enforced by the code enforcement board and violators may be ordered to pay a fine not exceeding two hundred fifty dollars (\$250.00) for each day the violation continues past the date set for compliance.	
5.01.09. - Flagler County Shade Trees.	[Section header]
Native Shade Trees	Acknowledged.
Elm, Winged (<i>Ulmus alata</i>)	
Hickory, Pignut (<i>Carya glabra</i>)	
Magnolia, Southern (<i>Magnolia grandiflora</i>)	
Maple, Red (<i>Acer rubrum</i>)	
Oak, Laurel (<i>Quercus laurifolia</i>)	
Oak, Live (<i>Quercus virginiana</i>)	
Southern Red Cedar (<i>Juniperus silicicola</i>)	
Sweetgum (<i>Liquidambar styraciflua</i>)	
Oak, Water (<i>Quercus nigra</i>)	
Other Acceptable Shade Trees	
Ash, Green (<i>Fraxinus pennsylvanica</i>)	
Camphor (<i>Cinnamomum camphora</i>)	
Elm, Chinese (<i>Ulmus parvifolia</i>) flora)	
Elm, Drake (<i>Ulmus parifolia</i> Var. Drake)	
Oak, Shumard (<i>Quercus shumardii</i>)	
Pecan (<i>Carya illinoensis</i>)	
Sycamore (<i>Platannus occidentalis</i>)	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
Other trees as may be allowed by the County Planner and State Forester.	Acknowledged.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
The purpose of this section is to provide for the protection and replanting of tree canopy native to Flagler County; to provide incentives for developers, permittees, and land owners to preserve index trees; and to establish procedures, standards and enforcement provisions.	This section provides the preamble for the County’s index tree (6-inch or greater DBH) requirements.
6.01.01. - Definitions.	[Section header]
The definitions set forth herein are intended to be read para materia with those in Article III. In the case of a conflict, this section will prevail.	Acknowledged.
For the purposes of this section, the following words and phrases shall have the meaning set forth herein:	APPLICABLE
<i>Agricultural</i> : Land having an agricultural classification pursuant to Chap. 193.461, F.S. and used primarily for bona fide agricultural purposes as defined in Chap. 193.461(3)(b), F.S.	
<i>A1A Scenic Corridor</i> : As defined by Ordinance 2001-26, as may be amended from time to time.	
<i>Building footprint</i> : The portion of the lot, tract or parcel upon which buildings are to be placed.	
<i>Canopy</i> : The overall area of a tree's foliage, the outer edge of which is the drip line.	
<i>Developed property</i> : One which has received a certificate of occupancy for the principal building or a majority of the buildings in a multi-structure complex.	
<i>Diameter at breast height (DBH)</i> : The measurement of a tree's trunk diameter in inches measured roughly four and one-half (4½) feet above ground. For multi-trunk trees it shall be the diameter of the individual trunks measured at 4 ½ feet.	
<i>Drip line</i> : The outermost edge of the foliage of a tree projected vertically to the ground.	

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<p><i>Encroachment:</i> Any activity that has the effect of causing soil compaction, injury to lower limbs, grade change, contamination of soil or damage to the root system. Excluded from this definition are routine maintenance activities such as mowing or walking within the index tree's drip line.</p>	<p>APPLICABLE</p>
<p><i>Firewise communities:</i> A program developed by the National Wildland/Urban Interface Fire Program administered by the Division of Forestry of the Florida Dept. of Agriculture and Consumer Services.</p>	
<p><i>Index tree:</i> An index tree is free of significant defects in structure or decay of a species listed in section 6.01.04 Index Tree List, and having a minimum caliper of six (6) inches DBH.</p>	
<p><i>Land clearing:</i> The removal of index trees, soil or mineral deposits or the placement of fill by any means with the intention of preparing real property for non-agricultural development purposes. This definition does not include removal of other than index trees; dead or diseased trees of any species; removal of trees in accordance with Firewise Communities standards; underbrushing; or normal mowing or agricultural operations.</p>	
<p><i>Nonresidential:</i> That development, or portion thereof, devoted to commercial, industrial, or institutional land use(s). This does not include agriculture or forestry or essential governmental services.</p>	
<p><i>Nuisance Tree:</i> Brazilian Pepper (<i>Schinus terebinthifolius</i>), Australian Pine (<i>Casuarina</i> spp), punk tree (<i>melaleuca leucadendion</i>) and Chinese tallow (<i>Sapium sebiferum</i>).</p>	
<p><i>Protected tree:</i> Refers to an index tree protected in the course of development and construction.</p>	

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<i>Prune</i> : The removal of dead, dying, diseased, weak or objectionable branches in a manner consistent with the standards established in this code.	APPLICABLE
<i>Replacement tree</i> : A tree of a species listed in section 6.01.04 and having a minimum caliper as required herein.	
<i>Replacement tree (A1A Corridor only)</i> : A tree of a species listed in the Interim Replacement Tree List for the A1A Scenic Corridor, having a minimum caliper of six (6) inches measured at four and one-half (4½) feet above ground and having a minimum height of twelve (12) feet when planted.	
<i>Specimen or historic tree</i> : A tree of unique growth, age, aesthetic or historic value and having been designated as such by resolution.	
<i>Submerged land</i> : That portion of a parcel lying below the mean high water line of a tidal water body; the seasonal high water line of a fresh water body; or the design elevation of a man-made water body. The latter excludes dry retention areas.	
<i>Tree, index</i> : See Index tree.	
<i>Tree relocation</i> : To transplant an index tree from one location to another.	
<i>Tree removal</i> : To permanently remove the trunk and/or root system of an index tree.	
<i>Tree survey</i> : A survey prepared by a Florida licensed land surveyor showing, in addition to all information required by Rule 61G-176, F.A.C. the location, dbh, and common name of all qualifying index trees within the area proposed for development. Non-index trees may be designated as "clumps" with the general location and predominant type shown.	
<i>Underbrushing</i> : The removal of nuisance trees, understory and vegetation by means of bush hogging or hand clearing above grade only.	

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6.01.02. - Requirements prior to land clearing.	[Section header]
(1) No person shall proceed with index tree removal or land clearing on any improved, vacant or unimproved land except in accordance with the procedures and standards of this section.	Acknowledged.
A. Contemporaneous with a building permit, infrastructure permit or application for special exception approval, the following information must be submitted:	APPLICABLE – This review occurs at the time of building permit application.
1. A tree survey as defined herein. Jurisdictional wetland areas may be designated by their outer perimeter. When land clearing is not proposed on individual lots or parcels, but is a part of subdivision improvements, the tree survey for such purpose will extend thirty-five (35) feet either direction of road rights-of-way and other affected areas, e.g. retention ponds, drainage easements, lift stations.	
2. A legible site development plan drawn to one (1) inch equals twenty (20) feet scale or to the largest practicable scale indicating the following applicable items:	
i. Location of all proposed structures, improvement and site uses, properly dimensioned and referenced to property lines, setback and yard requirements.	
ii. Proposed site elevations, including any proposed fill or excavation.	
iii. Location of proposed or existing utility services, wells or septic systems.	
iv. The common name, size and location of all index trees on the site specifically designating the index trees to be retained, removed, relocated or replaced.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
v. Typical location and construction of tree barricades.	APPLICABLE – This review occurs at the time of building permit application.
vi. For all applications other than an individual single family building permit, tree information shall be summarized in legend or tabular form.	
3. Landscaping plan.	
4. Applications involving improvements to existing developed properties may be based on drawings showing only that portion of the site directly involved and adjacent structures or portions thereof. In such cases, a tree survey is not required. A sketch showing the approximate location(s) of all existing index tree(s) with common and botanical name shall be provided instead.	
5. Where index trees are not, because of past use and/or current conditions, reasonably presumed by the county to exist on a site, an affidavit duly executed by the property owner attesting to such condition may be substituted for a tree survey.	
(2) Authorization to proceed. The development services department shall authorize land clearing through the issuance of the building or development permit. Land clearing is subject to site inspection by the county from application to one (1) year after completion of activity.	
A. Criteria for land clearing. Land clearing will be authorized after the development services director or his/her designee determines that the following conditions, as applicable, exist:	

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1. The property has received site plan, special exception or preliminary plat approval pursuant to this Code, has received or applied for a building permit, or is an occupied residential or non-residential property.	<p>APPLICABLE – The subject re-development request, if approved, will prompt issuance of a demolition permit which will include incidental clearing. Index tree counts will be required as part of the permit application.</p>
2. A tree relocation or replacement plan meeting the requirements of this section is a condition precedent to land clearing.	
3. The index tree is located in the building pad, swimming pool or deck, roadway pavement or vehicular use area, stormwater retention area, or a utility or drainage easement where a structure or improvement is to be placed.	
4. The index tree is in danger of materially impairing the structural integrity of existing or proposed structures, materially interferes with utility service, or adversely affects sight distance triangles.	
5. The index tree has one or more defects which, in the opinion of a certified arborist, will cause branch, stem or root failure.	
6. No specimen or historic tree may be removed except by authorization of the board of county commissioners.	
B. The authorization for land clearing shall expire contemporaneously with its associated permit.	
6.01.03. - Index tree protection/replacement requirements.	

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<p>The individual property owner and/or landscape architect are provided flexibility of design but must preserve a minimum percentage of existing index tree canopy in a manner to support the long-term health and survival of protected trees. Existing trees are best protected within clusters of open space left undisturbed by grade changes, soil compaction, mechanical or chemical disturbance.</p>	<p>Acknowledged.</p>
<p>(1) The minimum number of index trees to be preserved upon any development site is equal to the percentages set forth below for different land uses. Index trees lying within designated conservation areas, jurisdictional wetlands and adjacent upland buffers must be preserved in their entirety. By way of example, a building lot contains an aggregate of one hundred (100) caliper inches of index trees and the minimum preservation equals forty (40) percent. This forty (40) inches of required index trees can be preserved as a single forty (40) inch DBH index tree; two (2) twenty (20) inch DBH trees; or any combination of qualifying preserved and/or replacement index trees totaling forty (40) caliper inches.</p>	<p>Acknowledged.</p>
<p>A. <i>Single-family dwelling lots:</i> Each single-family residential lot must preserve or replant at least forty (40) percent of the total pre-development caliper inches existing on the site. Preserved index trees may be substituted for tree planting required by the landscaping section of this Code.</p>	<p>NOT APPLICABLE</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>B. <i>Multi-family and mobile home park parcels:</i> Each multi-family and mobile home park parcel must preserve or replant at least thirty-five (35) percent of the total pre-development caliper inches existing on the site. Preserved index trees may be substituted for tree planting required by the landscaping section of this Code. Replacement trees may be clustered within pervious areas of the site provided that at least five hundred (500) square feet of green space per tree is provided.</p>	<p>NOT APPLICABLE</p>
<p>C. <i>Non-residential parcels:</i> Each non-residential parcel must preserve or replant at least twenty (20) percent of the total pre-development caliper inches existing on the site. Preserved index trees may be substituted for tree planting required by the landscaping section of this Code. Replacement trees may be clustered within pervious areas of the site provided that at least five hundred (500) square feet of green space per tree is provided.</p>	<p>APPLICABLE – The provisions for Scenic A1A do not include non-residential parcels; see E. below.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>D. Where replacement trees are required to be planted in order to maintain the minimum number of caliper inches, they shall be from a species listed as an index tree, have a minimum caliper of two and one-half (2½) inches measured six (6) inches above grade after planting and be Florida Grade #1 or better. Tree planting and maintenance procedures for replacement trees shall follow the "Tree, Shrub and Other Woody Plant Maintenance Practices," on pruning, fertilization and support systems called the ANSI (American National Standards Institute) A300 Standard. Transplanting and establishment of trees shall follow those described in Typical Tree Bid Specifications for Florida, part 2 (shipping and handling) part 3 materials, and part 4 (execution) developed by the University of Florida, the Florida Urban Forestry Council and the Florida Chapter of the International Society of Arboriculture.</p>	<p>NOT APPLICABLE – See E. below.</p>
<p>E. <i>A1A Scenic Corridor</i>: The pallet [sic] of protected trees in the A1A Scenic Corridor is more inclusive than for the county as a whole. This expanded protection is designed to preserve the native ecosystems in the Corridor. A list of protected index trees established by Ordinance 2001-26 is available at the Planning and Zoning Dept. and incorporated into the Scenic Corridor Design Guidelines Handbook. The minimum number of index trees to be preserved upon any development site is calculated as set forth previously within this section however, the list of protected trees is more expansive and the following percentages of aggregate caliper inches shall apply:</p>	<p>Acknowledged.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
1. Nonresidential and multi-family parcels: Each nonresidential or multi-family parcel owner must preserve or replant at least fifty (50) percent of the total pre-development caliper inches existing on the site. Property owners are encouraged to use preserved index trees to satisfy perimeter and interior landscaping requirements.	NOT APPLICABLE
2. Single-family parcels: Every single-family lot owner must preserve or replant at least forty (40) percent of the total pre-development caliper inches existing on the site.	NOT APPLICABLE

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>3. Where trees must be replaced or planted to meet minimum preservation or landscape buffer requirements within the Scenic Corridor Overlay district, all plant material will consist of a tree species listed in the Scenic Corridor Index Tree List and that has a minimum caliper of four (4) inches measured at six (6) inches above ground and has a minimum height of twelve (12) feet when planted. The rootball shall have a ninety-five (95) gallon minimum container or equivalent rootball size. The minimum rootball size diameter shall be forty (40) inches or, if in a growbag, shall have a diameter of thirty (30) inches minimum. Sabal palms shall have a minimum twelve (12) feet of clear trunk. Plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants," (current version) State of Florida Department of Agricultural and Consumer Services, or equal thereto that has been approved by the county agricultural extension agent. The preservation and use of native vegetation is highly encouraged. Plant materials selected shall be the best suited to withstand the soil and physical conditions of the site. Plant materials that are freeze and drought tolerant are preferred;</p>	<p>Acknowledged.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>4. Replacement trees shall approximate the distribution of native vegetation Where a one to one (1:1) replacement is not practical as reasonably determined by the county administrator or his/her designee, the tree shall be replaced in multiples to yield a sum of equivalent calipers;</p>	<p>Acknowledged.</p>
<p>5. Whenever a protected tree is removed without legal authorization or in violation of this code, the owner shall replace such removed trees on a one to three (1:3) ratio. For example, if a twenty (20) inch caliper tree is illegally removed, it shall be replaced by a tree or trees equivalent to sixty (60) inches in caliper from the Interim Replacement Tree List or an equivalent tree species;</p>	<p>Acknowledged.</p>
<p>6. Be given sufficient room for optimum growth. If the county administrator or his/her designee reasonably determines that there is insufficient space on the site to plant the required replacement trees for optimum growth, then the owner may be directed to plant the trees in publicly owned areas of the A1A Scenic Corridor, or in privately owned strategically visible locations with the permission of the property owner.</p>	<p>Acknowledged.</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>7. Trees installed or retained within the A1A Scenic Corridor shall not be topped or severely pruned so as to appear stunted or "hat racked". Trees shall be pruned as needed to maintain health and form in such a way that retains or improves the natural form of the particular species; provided, topiary may be practiced upon suitable species if professionally and consistently maintained. The branches of a tree extending over any public sidewalk shall be trimmed to at least the height of eight (8) feet above the sidewalk. The branches of a tree extending over the travel portion of any street used for vehicular traffic shall be trimmed to fifteen (15) feet above the street. All tree pruning shall be conducted according to the standards of the National Arborist Association Standards set forth in ANSI A300 (Part 1) Tree Pruning. All landscaping installed or retained to meet the requirements of this section shall be maintained in a healthy and growing condition.</p>	<p>Acknowledged.</p>
<p>F. All replacement or relocated index trees must be maintained in a healthy and growing condition for a minimum of two (2) years from the date of the last certificate of occupancy in the development. All trees that, in the opinion of the county, will not survive for this minimum time period will be replaced by the property owner.</p>	<p>APPLICABLE</p>
<p>6.01.04. - Index trees.</p>	<p>[Section header]</p>

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
The following index trees having a caliper of six (6) inch DBH or greater are protected under the terms of this regulation and also constitute acceptable replacement trees subject to minimum size requirements:	Acknowledged.
Common Name (Botanical Name)	
Ash (Fraxinus spp.)	
Bay (Persea spp.)	
Black Cherry (Prunus serotinia)	
Cherry Laurel (Prunus laurocerasus)	
Cypress, bald (Taxodium distichum)	
Cypress, pond (Taxodium ascendens)	
Devil's Walking Stick (Aralia spinosa)	
Elm (Ulmus spp.)	
Hackberry (Celtis laevigata)	
Hickory (Carya spp.)	
Holly (Ilex spp.)	
Magnolia, Southern (Magnolia grandiflora)	
Magnolia, Sweetbay (Magnolia virginiana)	
Maple, Red (Acer rubrum)	
Oak (Quercus spp.)	
Persimmon (Diospyros virginiana)	
Redbud, Eastern (Cercis candensis)	
Red Cedar, Eastern (Juniperus virginiana spp.)	
Red Cedar, Southern (Juniperus silicicola spp.)	
Sweetgum (Liquidambar styraciflua)	
Sycamore, American (Platanus occidentalis)	
Tupelo, Black (Nyssa sylvatica)	
Tupelo, Swamp (Nyssa aquatica)	
Yellow-Poplar(Tulip tree) (Liriodendron tulipifera)	
County staff may accept other broadleaf hardwood trees as replacements upon a finding of suitability.	
6.01.05. - Tree protection during construction.	[Section header]

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>(1) <i>Standards for tree protection during development.</i> The following are minimum standards necessary to protect trees designated for preservation from damage during land clearing and development activities after the permit has been approved.</p>	<p>APPLICABLE</p>
<p>A. <i>Protection of existing trees.</i> Prior to any clearing of improved, vacant or unimproved land unless specifically exempted from this section, trees to be preserved shall be identified, staked and clearly marked to prevent physical damage from heavy equipment and other activities incidental to development. Required barriers shall be subject to inspection for the duration of the activity.</p>	
<p>1. Whenever there is any planned encroachment into the dripline of an index tree proposed for preservation, the applicant is recommended to secure the services of a licensed certified arborist. The certified arborist should prepare a written report indicating the chances for long term survival of the tree and best practices to be employed during and after construction. As an alternative, the county shall review the protection program for approval.</p>	
<p>2. Root pruning. The roots of all trees to be protected shall be cleanly pruned at the edge of proposed land disturbance activity.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>3. Barriers or barricades. The barriers or barricades shall be conspicuous enough and high enough to be seen easily by operators of trucks and other equipment. Immediately following the clearing of underbrush, barricades shall be installed and required to remain in place throughout the construction period. The minimum size of wood barrier fencing shall be two (2) inches by four (4) inches and the top of the barrier shall be a minimum of four (4) feet high. Another acceptable means of barricading trees is the use of orange plastic construction fence, four (4) feet high, and supported every eight (8) feet by rebar, driven into the ground. Fencing shall be securely attached to rebar by the use of nylon zip ties or twisted wire. Barricades must be taut and perpendicular to ground.</p>	<p>APPLICABLE</p>
<p>4. <i>Other required protection of trees:</i> The developer or permittee shall protect the trees designated for preservation in the approved permit from physical damage, chemical poisoning, excavation and grade changes to at least the following minimum standards:</p>	
<p>a. <i>Utility and irrigation line trenches.</i> Trenches shall be routed away from trees to an area outside the drip line to the maximum extent possible or directionally bored.</p>	
<p>b. <i>Grade changes.</i> If approved by the county, retaining walls or dry wells may be utilized to protect root systems from severe grade changes.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>c. <i>Development activities.</i> No vehicle maintenance, storage of construction materials or debris, or cleaning of equipment shall take place within the barricaded area.</p>	<p>APPLICABLE</p>
<p>5. <i>Pruning of trees and vegetation.</i> Pruning of branches and roots of trees must be in compliance with the standards established by the American National Standards Institute (ANSI A-300).</p>	
<p>6. <i>Root system protection.</i> The root systems of trees shall be protected as follows:</p>	
<p>a. The protected area shall be mulched and irrigated regularly according to seasonal needs.</p>	
<p>b. The permittee shall protect tree root systems from damage due to noxious materials in solution caused by runoff, or spillage during mixing and placement of construction materials, or drainage from stored materials. Root systems shall also be protected from flooding, erosion or excessive wetting resulting from dewatering operations.</p>	
<p>7. <i>Trees damaged during construction.</i> Trees damaged by construction must be repaired under the direction of a certified arborist in a manner acceptable to the county.</p>	
<p>a. <i>Immediate notification of county.</i> Flagler County Development Services must be notified immediately after any damage to any tree by construction operations.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>b. <i>Prompt repair.</i> Such repairs as necessary shall be made promptly after damage occurs to prevent progressive deterioration of damaged trees.</p>	APPLICABLE
<p>c. <i>Removal and replacement of damaged trees.</i> The developer or permittee shall remove trees which are determined by the county to be incapable of restoration to normal growth pattern. Such trees shall be subject to replacement under the provisions of this section.</p>	
6.01.06. - Exemptions.	[Section header]
The following activities are specifically exempt from the procedures and standards of this section:	Acknowledged.
(1) Agricultural activities including harvesting of commercial timber. The latter must comply with the latest addition of "Silviculture Best Management Practices" published by the Florida Department of Agriculture and Consumer Services.	NOT APPLICABLE
(2) Tree removal directly within a public or private road right-of-way for the installation of required subdivision improvements.	APPLICABLE
(3) Individual service connections and construction, installation of public utility lines provided, however, they comply with Section 6.01.05(4)(a); septic tanks, lines or drain fields; compacted fill within the limits of the approved building footprint.	APPLICABLE
(4) Emergency work to protect life, limb or property. This includes clearing that is in conformance with firewise community protection standards set forth by the division of forestry.	APPLICABLE
(5) Maintenance activity along road sides, under wires, around fire hydrants and similar instances.	APPLICABLE

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(6) <i>Damaged trees.</i> Trees suffering major structural damage or destroyed by force majeure are exempt from this section as determined by the county.	APPLICABLE
(7) <i>Licensed plant and tree nurseries.</i> Plant and/or tree nurseries licensed pursuant to the Florida State Department of Agriculture and Consumer Services, Division of Plant Industry shall be exempt from the terms and provisions of this article in relation to those trees planted and growing on site for wholesale and/or retail sale purposes in the ordinary course of said licensee's business.	NOT APPLICABLE
(8) A tree or trees required to be cut down, destroyed, removed or relocated or destructively damaged by a county, state or federal law, or by rules promulgated by a county, state or federal agency.	NOT APPLICABLE
6.01.07. - Enforcement.	[Section header]
(1) <i>Generally.</i> The development services director or his/her designee shall enforce the provisions of this section.	Acknowledged.
(2) <i>Individual enforcement.</i> Each violation of this section or any of its subsections is deemed a separate and distinct infraction of the land development code. Each index tree to be protected may be the subject of individual enforcement.	
(3) <i>Strict liability of owner.</i> The owner of any property where a tree or trees have been cut down, destroyed, removed, relocated or destructively damaged shall be held strictly liable for a violation of this section unless it can be proven that the damage was caused by:	
A. An act of God;	
B. An act of War;	
C. Development activities on the property in compliance with an approved permit; or	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
D. The owner alleges that the damage was caused by vandals or trespassers and the owner of the property has filed a police report for the incident and had taken reasonable security measures to prevent unauthorized access to the property.	Acknowledged.
(4) <i>Stop-work order.</i> The enforcement agency shall immediately issue an order to cease and desist any work being carried out in violation of this section or any permit conditions promulgated under this section. Upon notice of such violation, no further work shall take place until appropriate remedial action is instituted, as determined by the enforcement agency.	
(5) <i>Other enforcement.</i> Nothing in this section shall prohibit the county from enforcing this section by other means.	
6.01.08. - Penalties.	[Section header]
(1) <i>Fine and replacement.</i> Each violation of this section shall be punishable in a court of competent jurisdiction by a fine of no more than five hundred dollars (\$500.00) plus replacement of the trees removed from the site. The removal, relocation or destruction, including dripline encroachment, of each tree for which a permit is required in violation of this section shall constitute a separate offense under this section. If the violation is discovered subsequent to stump removal, a presumptive count of one (1) qualifying index tree per four thousand (4,000) square feet, or major portion thereof, shall be employed in the absence of specific evidence of the actual number of trees destroyed.	Acknowledged.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
<p>(2) <i>Withholding of permits.</i> Failure of any party to follow the procedures as required by this section shall constitute grounds for withholding site plan approval, building permits, occupancy permits or any other appropriate approvals necessary to continue development until remedial action is completed in accordance with this section.</p>	<p>Acknowledged.</p>
<p>(3) In addition to the above, each violation of this Ordinance may be prosecuted as provided by Section 125.69, Florida Statutes 2004, as may be amended, which currently provides as follows:</p>	
<p>"Violations of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted. Such violations shall be prosecuted in the name of the state in a court having jurisdiction of misdemeanors by the prosecuting attorney thereof and upon conviction shall be punished by a fine not to exceed \$500 or by imprisonment in the county jail not to exceed 60 days or by both such fine and imprisonment."</p>	
<p>(4) In the event of a violation, the penalties set forth in this Ordinance shall be applicable to the offending property owner, tenant, any contractor clearing the owner's property or any other person operating on behalf of the owner.</p>	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
6.05.01. - Definitions.	[Section header]
<i>Artificial lighting</i> means any source of temporary, fixed or movable light emanating from a manmade device, including, but not limited to incandescent mercury vapor, metal halide, or sodium lamps, spotlights, streetlights, construction security lights or lights which illuminate signs. This definition shall not include handheld or vehicular lighting.	APPLICABLE
<i>Beach</i> means lands and waters lying seaward of the seawall or line of permanent vegetation.	
<i>Directly illuminating</i> means illuminated as a result of the glowing element(s), lamp(s), globe(s), or reflector(s) of an artificial light source which is visible to a person who is in a standing position on the beach.	
<i>Existing development</i> means a building or structure for which a building permit has been issued prior to the adoption of this ordinance.	
<i>Fixture</i> means the device that holds, protects, and provides the optical system and power connections for a lamp.	
<i>Indirectly illuminating</i> means illuminated as a result of the glowing element(s), lamp(s), globe(s), or reflector(s) of an artificial light source which is not visible to a person who is in a standing position on the beach.	
<i>Lamp</i> means the source of light within a luminaire.	
<i>Low-profile luminaire</i> means a light fixture set on a base which raises the source of the light no higher than forty-eight (48) inches off the ground, and designed in such a way that light is directed downward from a hooded light source.	
<i>Luminaire</i> means a complete unit that artificially produces and distributes light. An artificial light source including fixture, ballast, mounting and lamp(s).	
<i>Nest</i> means an area where sea turtle eggs have been naturally deposited or subsequently relocated.	
<i>Nesting season</i> means the period of May 1 through October 31 of each year.	

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<i>Pole lighting</i> means a light fixture set on a base or pole which raises the source of the light higher than forty-eight (48) inches off the ground.	APPLICABLE
<i>Regulated boundaries</i> means the area between the Atlantic Ocean and the westerly boundary of the lot or parcel that abuts the westerly right-of-way of State Road A1A within unincorporated Flagler County.	
<i>Sea turtles</i> means any specimen belong to the species <i>Caretta caretta</i> (loggerhead turtle), <i>Chelonia mydas</i> (green turtle), <i>Dermochelys coracea</i> (leatherback turtle), or any other marine turtle using Flagler County beaches as a nesting habitat.	
<i>Sign</i> means any surface, fabric, device or display that is designated to advertise, inform, identify or to attract the attention of persons. For the purpose of this article, the term "sign" shall include all structural parts.	
<i>Tinted glass</i> means any glass treated to achieve an industry-approved, inside-to-outside light transmittance value of forty-five (45) percent or less. Such transmittance is limited to the visible spectrum (four hundred (400) to seven (700) nanometers) and is measured as the percentage of light that is transmitted through the glass.	
6.05.02. - Violations.	[Section header]
A violation of any of the provisions of this article shall be subject to the penalties and procedures as provided for in chapter 9, Flagler County Code, the enforcement provisions of section 6.02.04, Flagler County Land Development Code, and/or to prosecution for a violation of this article in accordance with section 1-6, Flagler County Code.	Acknowledged.
6.05.03. - Purpose and intent.	[Section header]
The purpose of this article is to protect the threatened and endangered sea turtles which nest along the beaches of Flagler County, Florida, and to encourage sea turtle nesting on Flagler County beaches by minimizing the artificial light on the beaches.	Acknowledged. This language tracks objective language added to the DRI Development Order in 1998.

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
6.05.04. - Sea turtle nesting areas.	[Section header]
Sea turtles nest or are likely to nest in an area of the beach within unincorporated Flagler County.	Acknowledged.
The above-described nesting areas are regulated as provided in this article.	Acknowledged.
6.05.05. - Lighting standards for future development.	[Section header]
(a) It is the policy of Flagler County to minimize artificial light illuminating the entire coastal beach of the County, and said lighting for new development shall be regulated as provided in this section. To meet this intent, building and electrical plans and the construction of single-story or multi-story buildings or structures, signs, commercial or other structures, including electrical plans associated with parking lots, dune walkovers or other artificial lighting for real property within the unincorporated regulated boundaries shall be in compliance with the following:	<p>The applicant has provided a note on the site plan, consistent with County requirements:</p> <p><u>SITE LIGHTING</u> All exterior lighting shall comply with Flagler County requirements more specifically with Section 6.05.00 – Marine Sea Turtles – in order to conform to turtle [sic] nesting requirements.</p>
(1) Light fixtures shall be designed, positioned, shielded, or otherwise modified such that the source of light and any reflective surfaces of the fixture shall not be directly visible by a person who is in a standing position on the beach.	
(2) Lights shall not directly or indirectly illuminate the beach during the sea turtle nesting season.	
(3) Tinted glass, or any window film applied to window glass which meet the shading criteria for tinted glass, shall be installed on all windows or single-or multi-story buildings or structures within line of sight of the beach in the regulated boundaries.	
(4) Lights illuminating signs shall be shielded or screened such that they do not illuminate the beach and the source of the light shall not be visible by a person who is in a standing position on the beach.	

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(b) The provisions of this section, as amended, shall not apply to any structure for which a building permit has been issued prior to adoption of this ordinance.	NOT APPLICABLE
6.05.06. - Lighting standards for existing development.	[Section header]
(a) It is the policy of the board of county commissioners to minimize artificial lighting illuminating the entire coastal beach of the county. To meet this intent, artificial lighting within the regulated boundaries where there are existing buildings, structures or signs within the line of sight of the beach, shall be in compliance with the following by August 1, 2001.	NOT APPLICABLE – This project is for new construction.
(1) Light fixtures shall be designed, positioned, shielded, or otherwise modified such that the source of light and any reflective surfaces of the fixture shall not be visible by a person who is in a standing position on the beach.	
(2) Lights shall not directly or indirectly illuminate the beach during the sea turtle nesting season.	
(3) Lights illuminating buildings or associated grounds for decorative or recreational purposes shall be shielded or screened such that they do not illuminate the beach and the source of the light shall not be visible by a person who is in a standing position on the beach, or said lights shall be turned off during the sea turtle nesting season.	
(4) Lights illuminating dune walkovers of any area oceanward of the dune line shall comply with (1) or (2) above during the sea turtle nesting season.	

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STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(5) Lights illuminating signs shall be shielded or screened such that they do not illuminate the beach and the source of the light shall not be visible by a person who is in a standing position on the beach, or said lights shall be turned off during the sea turtle nesting season.	NOT APPLICABLE – This project is for new construction.
(6) Any of the following measures, or a combination thereof, shall be taken to reduce or eliminate the negative effect of interior lights illuminating from doors and windows within the line of sight of the beach in the regulated boundaries.	
a. Apply window tint or film that meets the standard for tinted glass;	
b. Rearrange lamps and other moveable fixtures away from windows; or	
c. Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach.	
(7) Flagler County, with the assistance of citizens, shall develop and implement a public education program, primarily directed towards encouraging the management of interior lighting for single- and multi-story buildings or structures.	
6.05.07. - Publicly owned lighting.	[Section header]
(a) Streetlights and lighting at parks and other publicly owned beach access areas located within the regulated boundaries shall be in complete compliance with the following by August 1, 2001:	APPLICABLE – Any modifications to lighting at 16th Road will comply with this requirement.
(1) Streetlights, lighting at parks or other publicly owned beach access points shall be designed, positioned, shielded, or otherwise modified such that they shall not illuminate the beach and the source of the light shall not be visible by a person who is in a standing position on the beach.	APPLICABLE – Any modifications to lighting at 16th Road will comply with this requirement.

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE VI. – RESOURCE PROTECTION STANDARDS SECTION 6.05.00. – MARINE SEA TURTLES (Ord. No. 01-07, § 2, 4-16-2001)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(b) Specifically exempted from the terms of this section are lights which are aids to navigation, motion sensors and traffic control devices.	Acknowledged.
6.05.08. - Application review.	[Section header]
(a) Any permit applied for under this article may be processed concurrently with building development permit review under Flagler County Code.	APPLICABLE – Compliance with these regulations is ultimately determined at the time of building permit review.
6.05.09. - Relation to Endangered Species Act.	[Section header]
(a) This article is adopted for the purposes of implementing the provisions of the Flagler County Comprehensive Plan 2000-2010 to provide protection for sea turtles as a matter of local policy. It is the intent of the county that this article be consistent with, and in furtherance of, the provisions of the Endangered Species Act, 16 U.S.C. 1531—1544, and that it satisfy any obligation the county may have under the Act to prevent harm to sea turtles by its election to adopt this regulation. There are no definitive federal standards regarding artificial lighting. The county has used as a guide the state's model lighting ordinance; followed the nesting season dates established by the state and sought the advice of subject matter experts.	Acknowledged.
(b) As an alternative to compliance with the terms of this article, a local government or person may adhere to: (a) a lighting plan approved in writing by the United States Department of the Interior Fish and Wildlife Service as likely to prevent harm to sea turtles; or (b) the conditions of a permit issued under federal law authorizing the taking of sea turtles for an otherwise lawful activity.	

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE VI. – RESOURCE PROTECTION STANDARDS SECTION 6.05.00. – MARINE SEA TURTLES (Ord. No. 01-07, § 2, 4-16-2001)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
(c) Nothing in this article shall be construed to authorize or license any act prohibited by the Endangered Species Act. Artificial lighting not otherwise regulated by this article which may be in violation of the Endangered Species Act may be reported to the United States Department of Interior, Fish and Wildlife Service, for resolution and enforcement under federal law.	Acknowledged.
6.05.10. - Appeals.	[Section header]
Any applicant aggrieved by any order, requirement, decision or determination of the enforcement official in the enforcement of this article, shall have the right to appeal said order as provided for by law.	Acknowledged.

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FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE VIII. – CONSISTENCY AND CONCURRENCY DETERMINATION (IN PART) (Ord. No. 91-2, 2-18-1991)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
8.00.00. - GENERALLY	[Section header]
It is the purpose of this article to describe the requirements and procedures for determination of consistency of proposed development projects with the county comprehensive plan, including meeting the concurrency requirements of the plan.	This section outlines the requirements that follow and the relationship to the Comprehensive Plan.
8.01.00. - APPLICATION OF CONCURRENCY	[Section header]
All uses, except for those public facilities proposed by county and local governments including public schools consisting of grades K through 12, or those uses determined to be vested or exempt, shall be subject to the concurrency requirements. The county shall coordinate with the Flagler County School Board concerning the planning of public educational facilities pursuant to F. S. 235.193.	NOT APPLICABLE – The Administrative Law Judge as part of the Recommended Order found that concurrency requirements had been met.
8.02.00. - BURDEN OF SHOWING COMPLIANCE ON DEVELOPER	[Section header]
The burden of showing compliance with these levels of service requirements shall be upon the developer. In order to be approvable, applications for development approval shall provide sufficient information showing compliance with these standards. The applicant shall be responsible for providing the adequate information.	NOT APPLICABLE – The Administrative Law Judge as part of the Recommended Order found that concurrency requirements had been met.
8.03.00. - DETERMINATION OF CONCURRENCY	[Section header]
The initial determination of concurrency occurred during the development of the comprehensive plan. Since the plan was developed in compliance with the level of service standards adopted by the county, the plan at that point in time was concurrent.	Acknowledged.
8.04.00. - PLAN AMENDMENTS	[Section header]

FLAGLER COUNTY CODE OF ORDINANCES APPENDIX C – LAND DEVELOPMENT CODE ARTICLE VIII. – CONSISTENCY AND CONCURRENCY DETERMINATION (IN PART) (Ord. No. 91-2, 2-18-1991)	
STANDARD/REGULATION	APPLICABILITY/ CONSISTENCY ANALYSIS
A report shall be prepared by county staff as required and forwarded as part of the major plan amendment process to the long range planning and land development review board, planning board and the board of county commissioners. The report shall indicate the anticipated impact of the administrative action on the levels of service adopted in this ordinance. This report is intended to be a general analysis and should identify corrective actions and any responsibility for the cost of those actions.	NOT APPLICABLE
8.05.00. – REZONINGS	[Section header]
A report shall be prepared by county staff as required and forwarded as part of the rezoning process to the long range planning and land development review board, planning board and the board of county commissioners. The report shall indicate the anticipated impact of the administrative action on the levels of service adopted in this ordinance. This report is intended to be a general analysis and should identify corrective actions and any responsibility for the cost of those actions.	NOT APPLICABLE – The Administrative Law Judge as part of the Recommended Order found that concurrency requirements had been met.
8.06.00. - PRELIMINARY DEVELOPMENT ORDER	[Section header]
Final determination of concurrency occurs during the review of the preliminary subdivision plat, or site development plan (or building permit) and shall include compliance with the level of service standards adopted by the county. If no preliminary subdivision plat or site development plan (or building permit) is necessary, the determination of consistency and concurrency will be made prior to issuing the building permit for the specific use.	NOT APPLICABLE – The Administrative Law Judge as part of the Recommended Order found that concurrency requirements had been met.

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ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA TO AMEND THE HAMMOCK DUNES PLANNED UNIT DEVELOPMENT (AS SUCCESSOR TO THE HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER), THE OCEAN HAMMOCK GOLF COURSE PLAT PLANNED UNIT DEVELOPMENT, AND NORTHSORE PLAT FIVE PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF APPROXIMATELY 10 ACRES OF LAND AREA LOCATED WITHIN THE HAMMOCK BEACH RESORT, TO INCLUDE THE CONVERSION OF THE FACILITY KNOWN AS THE LODGE INTO A 198 UNIT HOTEL, WITH APPROXIMATELY 50,000 SQUARE FEET OF ADDITIONAL AMENITY AREA, INCLUDING RESTAURANT, CONFERENCE, CLUBHOUSE, AND ASSOCIATED GOLF AND RETAIL FACILITIES, TOGETHER WITH AN EXPANSION OF THE ATLANTIC AND OCEAN BALLROOMS; SPECIFICALLY LOCATED EAST OF STATE ROAD A-1-A AND NORTH AND SOUTH OF THE EASTERN TERMINUS OF 16TH ROAD AT THE ATLANTIC OCEAN, PARCEL NUMBERS 04-11-31-3605-000C0-0000 AND 04-11-31-2984-00GC0-0000; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 22, 1983, Admiral Corporation ("Admiral") submitted to the Flagler County Board of County Commissioners ("County Commission") an application for the approval of a development of regional impact (the "DRI") known as "Hammock Dunes", in accordance with Section 380.06, Florida Statutes; and

WHEREAS, on March 30, 1984, the County Commission approved the original Hammock Dunes DRI pursuant to Resolution 84-7 (the "DRI Development Order"); and

WHEREAS, the DRI Development Order governed 2,258 acres of land and entitled Admiral to a maximum of 6,670 dwelling units and related commercial, institutional, recreational, and other uses in 42 separate geographical areas known as "Clusters"; and

WHEREAS, the DRI Development Order rezoned all of the property within the DRI as Planned Unit Development ("PUD"); and

WHEREAS, the Hammock Dunes DRI includes the development of three subdivisions or phases commonly known as: Hammock Dunes; Ocean Hammock; and Hammock Beach; and

WHEREAS, amendments to the DRI Development Order occurred from time to time which, among other changes, reduced the number of approved units from 6,670 to 3,800, and

WHEREAS, in 2009, the Northshore Property Developers, a successor in interest to Admiral to the portion of property known as the Ocean Hammock Golf Course, which is located

within the Ocean Hammock phase of the DRI, filed a Notice of Proposed Change to the DRI Development Order, seeking, among other things, to create a new geographical Cluster within the Ocean Hammock Golf Course property and to allow for the development of a 561 unit hotel (the "Northshore Units") to be constructed within the Ocean Hammock Golf Course property, of which a total of 541 units would be reallocated from un-built dwelling units in other Clusters within the DRI; and

WHEREAS, by final order of the Florida Land and Water Adjudicatory Commission entered on August 4, 2011, the NOPC was denied on several grounds, including on the basis that the Northshore Units were not vested or entitled for development under the DRI Development Order, and that an amendment to the DRI Development Order would be required in order for such development to occur (*Ginn-LA Marina LLLP, Ltd., et al. v. Flagler County*, FLAWAC Case No. APP-10-007, hereinafter the "FLAWAC Order"); and

WHEREAS, on December 20, 2011, the County Commission, Admiral, and other successors in interest to portions of the DRI property entered into that certain Essentially Built-Out Agreement pursuant to Section 380.01(15)(G)(4), Florida Statutes (the "Built-Out Agreement") which recognized, among other things, that the Hammock Dunes DRI is essentially built out and that the DRI Development Order would expire effective December 20, 2011; and

WHEREAS, the Built-Out Agreement acknowledges that of the 6,670 units originally approved, only 2,200 were constructed; and

WHEREAS, the Built-Out Agreement provides the conditions under which "Future Development" as defined in the Built Out Agreement may proceed; and

WHEREAS, the Built-Out Agreement provides in Section 3.b therein, that any development in excess of the Future Development is required to comply with the provisions of the Flagler County Comprehensive Plan and Flagler County Land Development Code; and

WHEREAS, the Built-Out Agreement further provides that if development of any portion of the Northshore Units is requested pursuant to Section 3.b that all transportation, off-site stormwater, school, park, public safety and solid waste concurrency for such development shall be deemed satisfied; and

WHEREAS, on August 27, 2014, an application was filed by LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC and Salamander Hospitality, LLC (collectively, the "Applicant") to approve an amendment to the site development plans which were approved in connection with two components of the Ocean Hammock phase of the Hammock Dunes DRI, including the Ocean Hammock Golf Course Plat and Plat Addendum, recorded in Map Book 33, Pages 11-18 and Official Records Book 786, Pages 824-835 of the Public Records of Flagler County; the Northshore Plat Five, recorded in Map Book 32, Pages 38-40; and Official Records Book 733, Pages 486-496 of the Public Records of Flagler County (the "Application"); and

WHEREAS, the Application, if approved, would provide for the development of a portion of the Northshore Units; and

WHEREAS, the Application, if approved, would provide for the development of a hotel and related amenities within the property known as the Ocean Hammock Golf Course property which are uses that were not previously contemplated or approved and, pursuant to the FLAWAC Order and the Built-Out Agreement, an amendment to the Hammock Dunes PUD is required; and

WHEREAS, the Application has been evaluated in the context of all applicable Goals, Policies and Objectives of the Flagler County Comprehensive Development Plan, as outlined in the Flagler County Staff Report, dated January 12, 2015, attached hereto as Exhibit "A", and incorporated herein; and

WHEREAS, the Application has been evaluated in the context of all applicable regulations and requirements of the Land Development Code, as outlined in the Flagler County Staff Report, attached hereto as Exhibit "A"; and

WHEREAS, the County Commission has considered the Application, the Flagler County Staff Report, the testimony and evidence in the record presented by staff, the Applicant, the parties, other written documentation of record, as well as comments made during the public hearing portion of the proceedings.

NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. FINDINGS

A. The Board of County Commissioners, pursuant Section 3.04.02 of the Flagler County Land Development Code, finds as follows:

1. The proposed amendment to the Hammock Dunes PUD does not adversely affect the orderly development of Flagler County and complies with applicable Comprehensive Plan Goals, Objectives and Policies; and,
2. The proposed amendment to the Hammock Dunes PUD is consistent with the regulations and requirements of the Flagler County Land Development Code; and
3. The proposed amendment to the Hammock Dunes PUD will not adversely affect the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.

Section 2. AMENDMENT

The Hammock Dunes PUD is hereby amended to allow for the redevelopment of approximately 10 acres of land area located within the Hammock Beach Resort, to include the conversion of the facility known as the Lodge into a 198 unit hotel, with approximately 50,000 square feet of additional amenity area, including restaurant, conference, clubhouse, and associated golf and retail facilities, together with an expansion of the Atlantic and Ocean Ballrooms, as further depicted on the PUD sketch plan attached hereto and made a part hereof as Exhibit "B". Development shall be subject to an amendment to the applicable Site Development Plans, plats and plat addenda, which shall be processed in accordance with the Flagler County Land Development Code requirements.

Section 3. RECORDATION

Evidence of this amendment shall be recorded in the public records of Flagler County, Florida.

Section 4. EFFECTIVE DATE

This Ordinance shall take effect upon Official Acknowledgement by the Secretary of State that the Ordinance has been filed.

PASSED AND GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS ____ DAY OF _____, 2015.

**BOARD OF COUNTY
COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA**

Frank Meeker, Chairman

ATTEST:

APPROVED AS TO FORM:

Gail Wadsworth, Comptroller and
Clerk to the Board

Albert J. Hadeed, County Attorney

EXHIBIT A

Insert Staff Report outlining analysis of Comp Plan Provisions and LDC requirements


E
EXHIBIT B

[INSERT Legal Description for subject property and sketch plan]



VIA HAND DELIVERY & ELECTRONIC MAIL

August 27, 2014

Mr. Adam Mengel, AICP, LEED AP BD+C, 
Planning and Zoning Director
Flagler County Board of County Commissioners
1769 East Moody Boulevard, Building 2, Suite 105
Bunnell, FL 32110
amengel@flaglercounty.org

RE: Hammock Dunes Planned Unit Development
Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities at Hammock Beach

Dear Mr. Mengel,

On behalf of LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC (collectively, "Applicant" or "LRA"), Salamander Hotels & Resorts (hereinafter "Salamander" or "Agent") is pleased to submit the enclosed Application for Site Development Plan Review in a PUD for the New Lodge and Conference Facilities located within Hammock Beach, an Oceanfront Club and Resort Destination, and part of the 2,200 acre Hammock Dunes Planned Unit Development. The Application package represents the information we discussed with you on May 7, 2014 and includes the following:

1. Executed Form of Application for Site Development Plan Review in a PUD;
2. Application fee of \$1,600.00;
3. Pre-application due diligence including:
 - o Conceptual Renderings (December 2013 Presentation),
 - o April 2014 Proposal for New Lodge and Statement of Opportunity,
 - o 2014 Community Outreach Correspondence (Town Hall Presentation), and
 - o Summary of 2014 Town Hall Polling;
4. Conceptual Drawings, Including Illustrative Site Plan, Renderings, and Elevations;
5. Basis of Design and Development Criteria;
6. Site Development Plans; and
7. Warranty Deeds for subject properties.

As we discussed in May at our pre-application meeting, this Application is the culmination of considerable and thoughtful planning combined with extensive communication and consensus building

for the New Lodge and Conference Facilities at Hammock Beach (the "Project"). Due to the importance and significance of this effort many Hammock Beach members and property owners have invested time and energy to assist the Applicant and Salamander with this endeavor. For purposes of background and context, the following provides a brief synopsis of the evolution of the enhancements embodied in the Application.

Background

When Hammock Beach Resort (also known as the Club at Hammock Beach and hereinafter the "Resort") opened on June 4th, 2004, it was hailed as one of the finest new resort communities on the East Coast, featuring many luxurious amenities, highlighted by a variety of dining experiences, spa and fitness, waterpark and pools, and with the addition of the Conservatory in 2008, the Resort offered two of the best golf courses in the Southeast. Now, more than 10 years since opening, the Resort has survived a massive economic downturn and needs to be positioned for future success, to benefit the owners, members, guests and the community as a whole.

The economic downturn led to considerable reductions in Membership and Resort guests, leaving the Resort with significant operating shortfalls. During this time, capital was primarily used to address operating deficits, which left the Resort without adequate funding to perform capital improvements on a normal life cycle, resulting today in a physically outdated appearance and an aging mechanical infrastructure. The existing lodge building, nestled between the front and back nines of one of the best golf courses on the East Coast, epitomizes the deterioration that has taken place.

Compounding the challenge of sustaining the Membership and Resort operations at a high level, Hammock Beach Resort's primary resort competitors, including Amelia Island Plantation, PGA National, Ritz Carton Amelia Island, and the Marriott Sawgrass, have all recently completed multi-million dollar renovations and are now attracting clients from the all-important group markets who had previously been loyal to Hammock Beach in years past, such as Anheuser Busch, Bellsouth, Bayer, Exxon Mobil, Genetech, KPMG, and Monsanto.

Over the past 18 months, Salamander has studied various options in search of a financially feasible way to make improvements to the aging infrastructure in order to enhance the Members' experience and reverse the declining business trends. The solution is centered around the Resort's need to successfully compete for large corporate groups who typically hold meetings during mid-week. In order to attract this group segment, it was determined that the Resort required a minimum of 325 hotel-like accommodations with complimenting conference facilities. Using the existing the 127 one-bedroom condominiums as the core of the new lodging concept, a plan was developed to add a new 198 room lodge facility at the existing lodge site. This facility would house new ocean front dining, golf club house facilities worthy of Nicklaus' Ocean Course, and new Member Only facilities which will significantly elevate the club experience for our social and golf

members. Equally important, the scope of construction would include much needed improvements to many existing facilities, in order to achieve a substantially renovated Resort along with a newly constructed addition.

Conceptualization and Community Consensus

Discussions regarding these potential improvements, and the potential of a new lodge, began with the Hammock Beach community in December 2013 at a community wide Town Hall meeting. The positive feedback led to the formation of the Hammock Beach Community Committee, which included representatives from across all phases of the Hammock Beach community. The Community Committee, a group of 13 property owner representatives (see the enclosed Town Hall Presentation material for a list of the members and their represented communities), met with the Salamander team on three separate occasions to provide input on the potential improvements and assist in setting direction for the proposed project. In addition to the Community Committee, several stakeholder groups (Hammock Beach Club Condominium Association, One Bedrooms at Hammock Beach Club Condominium Association, Ocean Towers Condominium Association, Conservatory Property Owners Association, and the Yacht Harbor Village Condominium Association and Harbor Village Marina Property Owners Association) were called upon for input. Ultimately, dozens of individual club members and community residents were solicited for insight, opinion, and ideas on the proposed improvements. This comprehensive and collaborative input from the community formed the basis for the new Lodge proposal and continued to inform its concepting.

While the prospect of a New Lodge that includes (1) member only facilities, (2) significant upgrade of Resort amenities currently offered, and (3) addition of new amenities, was central to the new concept, several other member focused improvement initiatives were created through the New Lodge concepting. The New Lodge provides the platform and opportunity for Salamander to commit additional resources for specific member centric Resort amenities that would be initiated once the New Lodge plan received County approval. These include the following expansions and enhancements:

- Major renovation of the spa, and expansion of the fitness center and aerobics room (pending condominium association coordination);
- Refurbishment of Delfinos restaurant and renovation of Loggerheads;
- Expansion of the Ocean Course Hammock House to create enclosed dining facilities in addition to the outdoor seating;

In addition to these improvements the Resort will take over responsibility for the 16th Road landscape maintenance, relieving the Ocean Hammock Property Home Owner's Association of this expense. The planning and implementation of these enhancements will commence in the months

following County approval of the New Lodge Site Development Plan Review in a PUD Application. They are intended primarily to address current physical deficiencies of important member and guest amenities, and will also significantly mitigate the impact of the construction phase.

After developing the New Lodge concept and membership amenity enhancement package, and in keeping with a commitment Salamander made to pursue the New Lodge only if the opportunity was supported by a large majority of Hammock Beach members and property owners, the next phase of the concept development involved presentation of the concept and supporting information, open dialogue with a question and answer session, closed polling with Community Committee oversight and transparency, and tallying and presentation of the polling results. This was accomplished by conducting a follow up Town Hall meeting on Saturday April 5th for the purpose of presenting the most recent proposed Lodge concept to the membership and the community. This meeting ran several hours, as it included a full presentation and open forum Q&A session. The Q&A was open to all participants, and afforded the opportunity for those not physically present at the meeting to participate as well. At the conclusion of this meeting, a Straw Poll was taken of those in attendance to gauge the interest level and support for continuing the process. The results of that Straw Poll, which were announced at the end of the meeting, were as follows: 181 ballots (85%) supporting the proposal, and 31 ballots (15%) against the proposal.

In order to validate the Straw Poll process and ensure every member and property owner had full opportunity to participate, a follow up viewing and polling process was established. The timeline and steps are outlined below:

- Tuesday April 8th: Posting of entire Town Hall meeting on Club website via Youtube video, along with Polling Instructions, and a supporting eblast sent.
- Wednesday April 9th: Improved Ballot Link Posted, deadline extended to Saturday, and a supporting eblast sent.
- Thursday April 10th: Additional Q&A Conference Call for nonresident members held.
- Saturday April 12th: Voting closes at 5 PM.
- Monday April 14th: Final Votes Tabulated.
- Tuesday April 15th: Final Numbers validated by Charles Kerr, President ABOG, and Charlie DeMartin, Yacht Harbor Village Condominium Owners Association Board of Directors representative.

With 200 additional ballots received online, the Straw Poll count totaled 382 ballots, of which 354 ballots / 86% were cast in support of the proposal, and 58 ballots / 14% were cast against the proposal. Upon developing consensus of Hammock Beach property owners and members in a collaborative process, Salamander also took initiative to request the opportunity to present the new Lodge concept to the Hammock Conservation Coalition on May 6, 2014. After presenting the information and answering questions, Salamander committed to returning and presenting additional information as the concept was more fully developed. In like manner, Salamander also

conducted preliminary discussions with representatives from the Dunes Community Development District to confirm infrastructure capabilities and service capacities for the new Lodge.

The Straw Poll results, combined with the meeting with A1A Scenic Pride and the Dunes Community Development District, tangibly demonstrated broad community support and infrastructure readiness, for Salamander to advance the concept to the next phase of the process - developing a detailed site development plan for submission to, and consideration by, Flagler County.

Therefore, we are truly excited, after many months of effort, to formally submit the Application. We look forward to working together with a coalition of Hammock beach members and property owners, business partners, local stakeholders, and members of the general public, to review the Application with Flagler County representatives and bring this economic development opportunity to realization.

Best Regards,



Prem Devadas

President

Enc.

Cc: Hammock Beach Advisory Board of Governors
Hammock Beach Community Committee
Hammock Beach Members and Property Owners
A1A Scenic Pride
Sheila Johnson, Salamander
Neill Faucett, Lubert Adler
Amy Wilde, ACP Communities

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development



APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD

1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: _____

PROPERTY OWNERS	Name(s):	LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC		
	Mailing Address:	200 Ocean Crest Drive, Suite 31		
	City: Palm Coast	State: FL	Zip: 32137	
	Telephone Number	386.246.5500	Fax Number	386.246.5855

APPLICANT /AGENT	Name(s):	Salamander Hospitality, LLC		
	Mailing Address:	10 North Pendleton Street		
	City: Middleburg	State: VA	Zip: 20117	
	Telephone Number	540.687.3710	Fax Number	540.338.3117
	Email Address:	Prem Devadas <pdevadas@salamanderhotels.com>		

SUBJECT PROPERTY	SITE LOCATION (street address):	105 16th Road and 200 Ocean Crest Drive		
	LEGAL DESCRIPTION: <i>(briefly describe, do not use "see attached")</i>	See attached description.		
	Parcel # (tax ID #):	See attached description.		
	Parcel Size:	See attached description.		
	Current Zoning Classification:	Planned Unit Development		
	Current Future Land Use Designation:	Mixed Use: Low Intensity, Low/Medium Density		
	Subject to A1A Scenic Corridor IDO?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

PURPOSE OF SUBMISSION / PROJECT DATA: Improvement and renovation of
areas of Hammock Beach Resort, including the Lodge and expanded conference facilities.

Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

8/27/14

Date

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____
Date: _____ *approved with conditions, see attached.

BOARD OF COUNTY COMMISSIONERS ACTION:

APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____
Date: _____ *approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.

Rev. 05/08

Required Attachments for Site Development Plan Review in a PUD Application:

- 1.) Copy of Owner(s) recorded Warranty Deed;
- 2.) Application fee is \$970 plus \$45/acre or portion thereof plus the cost of newspaper ad(s) and postage at prevailing rate and \$50 for each notification of public hearing (posting of sign). If parcel is located within the A1A Scenic Corridor Overlay, there is an additional \$100. Make check payable to BOCC. Fee amount per Resolution 2008-31.
- 3.) 33** Sets of Plan meeting requirements of Section 3.04.03, Flagler County Land Development Code.
10 sets of plans for the Technical Review Committee **due upon submittal of application, 13 sets of plans for Planning Board, and 10 sets of plans for the BCC.

NOTE: All applicants are requested to provide at least one set of documents/plans in a size no larger than 11" x 17" plus one electronic formatted submittal.

3.04.03. Site development review of a PUD.

- A. *Site development plans.* Following the enactment of an ordinance creating a PUD, a detailed site development plan shall be submitted to the technical review committee prior to the start of construction. The technical review committee shall review the site development plan to determine compliance with county development ordinances and consistency with the Flagler County Comprehensive Plan. The site development plan shall then be reviewed by the planning board. The planning board will recommend approval or denial to the Flagler County Commission. The Flagler County Commission will make the final decision for approval or denial on the plan. Where the PUD is to be phased, the site development plan submitted may be for only that portion for which construction is pending.
- B. *Submittal requirements.* The site development plan and any necessary supporting documents or exhibits shall contain the following information:
 1. The applicant shall meet with the development administrator, county engineer, and county attorney to review the proposal prior to the submittal of all application materials. The development administrator, county engineer and county attorney may request additional plans, maps, studies, and reports as they may reasonably require to make a recommendation on the proposal to the county commission.
 2. A PUD master plan at an appropriate scale for presentation, showing and/or describing the following:
 - (a) Proposed land uses and their location and acreage;
 - (b) Lot sizes, indicated by lot lines drawn on their proposed location or by a statement noted on the face of the master plan concerning lot sizes, including minimum lot sizes proposed;
 - (c) Building setbacks defining the distance buildings will be set back from:
 1. Surround property lines;
 2. Proposed and existing streets;
 3. Other proposed buildings;
 4. The centerline or banks of rivers, streams and canals;

5. The high-water line of freshwater lakes, mean high-water line for saltwater;
 6. The coastal setback line unless the FDNR has issued a permit for construction seaward of the coastal construction control line;
- (d) Maximum height of buildings;
 - (e) The number and type of residential units proposed, their general site distribution, average density and price ranges;
 - (f) Proposed floor area ratios and maximum ground coverage for nonresidential uses;
 - (g) A table showing acreage for each category of land use;
 - (h) Vehicular, pedestrian and mass transit peakhour vehicular traffic movement throughout the property, and indicating its point(s) of access to or egress from the property (this requirement may be waived by the development administrator when it is determined that the proposed development is of such limited size that it will create no undue volume of vehicular traffic movement);
 - (i) Location, character and scale of parking including:
 1. Developed recreation;
 2. Common open space;
 3. Natural areas; and
 4. Screening, buffering and landscaped areas, with estimates of approximate acreage to be dedicated and that to be retained in common or private ownership.
 - (j) A topographic map at an appropriate scale showing existing contour lines, including all existing buildings and wooded areas;
 - (k) Relation of abutting land uses and land use districts to the proposed planned unit development, including where view protection is an objective, location of principal public viewpoints into or through the proposed planned unit development.
3. A proposed utility service concept plan, including sanitary sewers, storm drainage, potable water supply, and water supplies for fire protection, including a definitive statement regarding the disposal of sewage effluent and stormwater drainage, and showing general location of major water and sewer lines, plant location, lift stations and indicating whether gravity or forced systems are planned. Size of lines, specific locations and detailed calculations are not required at this stage.
 4. A statement indicating the type of legal instrument that will be created to provide for the maintenance and ownership of common areas.
 5. If applicable, a description of the proposed staging plan shall be submitted indicating, for each project stage:
 - (a) The uses, location, floor areas, and residential or other densities to be developed;
 - (b) Streets, utilities, and other improvements necessary to serve each proposed project stage;
 - (c) The proposed dedication of land to public use, and setting forth anticipated staging and completion dates for each project stage; provided that in lieu of an indication of specific timing, initiation of succeeding stages may be made dependent upon completion of all or substantial portions of earlier stages.

6. A statement with general information regarding provisions for fire protection.
 7. A statement regarding the contributions which will be made by the developer to local government for facility expansion required as a result of development.
 8. Proposals concerning any restrictive covenants to be recorded with respect to property included in the planned unit development.
 9. Any special surveys, approvals or reports.
 10. Reduced copies of the preliminary master plan, suitable for mailing, must be provided to the planning and zoning director at the time of application.
- C. *Approval of development plan.* The Flagler County Commission shall review the site development plan for conformance with the ordinance passed under subsection 3.04.02 and with the Standards and criteria of subsection 3.04.04. Action to approve, modify or deny the site development plan shall be taken by the commission within sixty (60) days of receipt of the plan by the commission. Written notice of action to deny the plan shall be given to the applicant within thirty (30) days of the action.
- D. *Recording.* Upon approval of the site development plan and approval of notification of such action from the county commission, the applicant may present such copies as are required to the Clerk of the Circuit Court of Flagler County for recording. A copy of the site development plan shall also be sent to the planning and zoning director.
- E. *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits, issued by the building official's office; and no building permit, certificate or other document authorizing construction or occupancy within the PUD shall be issued, except in accordance with the approved development plan.

(Ord. No. 02-02, § 1, 1-22-02)

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development

DATE	8/27/2014	CHECK NUMBER	020257
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INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
082714 Applicat.on Fee	8/27/2014	Vchr: VO052628	\$1,600.00	\$0.00	\$1,600.00
PRINT BATCH	VENDOR CODE	PAY TO NAME			NET TOTAL
1,105	FLACOU	Flagler County BOCC			\$1,600.00



The Club at Hammock Beach, LLC
200 Ocean Crest Drive
Palm Coast, FL 32137

Intra Coastal Bank
1290 NW Palm Coast Parkway
Palm Coast, FL 32137

63-1555/631

DATE	8/27/2014	CHECK NUMBER	020257
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PAY One thousand six hundred and 00 / 100 Dollars Only *****

AMOUNT	\$1,600.00
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TO THE ORDER OF
Flagler County BOCC
1769 E. Moody Blvd
Bunnell, FL 32110

⑈020257⑈ ⑆063116562⑆ 10058362⑈

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development

Conceptual Renderings (December 2013 Presentation)

The Club at Hammock Beach 2013 Year End Update



Current Lodge



Current Lodge



Current Lodge



Current Lodge





Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Hammock Beach Resort](#)
[Local Competitive Set – Recent Renovations](#)

Local Comp Set Recent Renovations Summary

PROPERTY NAME	# ROOMS	MEETING SPACE Sq Ft	REFURB INVESTMENT	DATE COMPLETED
Omni AIP	404	80,000	\$85 Million	March 2013
Built 155 new rooms, full renovation of existing 249 rooms including 27 suites. New infinity edge pool deck, poolside restaurant, lobby, lobby bar, and renovation of all meeting spaces.				
Ritz Carlton Amelia	446	48,000	\$65 Million	March 2012
Redesign and refurbishment of all 446 guest rooms & suites, spa, restaurants, and meeting spaces.				
Marriott Sawgrass	510	56,000	\$20 Million	October 2013
Refurbishment of all guest rooms and villa suites, meeting spaces, and restaurants.				
PGA National Resort	350	40,000	\$100 Million	June 2013
Refurbishment of all guest rooms and suites, redesign of Haig Course to The Fazio Course, significant renovation work to all other golf courses, poolside café, Bar 91 and spa.				
Hammock Beach	328	15,000	N/A	N/A



Regional Comp Set Recent & Planned Renovations

- Ritz Carlton Naples
 - Property closed July 25-October 7, 2013
 - Renovated all guest rooms, main hotel lobby, all F&B outlets, and meeting spaces
 - Estimated investment \$40 Million
- Sea Island Resort/The Cloister
 - Planned additional 100 guest rooms
 - Planned additional 10,000 Sq. Ft. Meeting Space
 - Estimated investment \$50 Million
- Trump Doral Golf Resort & Spa
 - Phased complete property renovation currently underway with target completion mid-2015
 - Estimated investment \$150 Million
- Wild Dunes Resort
 - Planned new 200 room hotel
 - Planned new 15,000 Sq. Ft. Meeting Space
 - Estimated investment \$75 Million





Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Accommodations](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Meeting Spaces](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Restaurants](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



Omni Amelia Island Plantation Resort



The Ritz-Carlton, Amelia Island

[Family & Kids](#)



The Ritz-Carlton, Amelia Island



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Spa & Salon](#)

The Club at Hammock Beach Potential Future Enhancements



New Lodge & Club Member Experiences



The Club at Hammock Beach & Lodge Existing Site



New Lodge Program

- 198 Luxurious Guest Rooms
 - Standard guest room 448 Sq. Ft.
 - All rooms with balcony and ocean view
- Food & Beverage Venues
 - 125 seat ocean front restaurant
 - 24 seat private dining room
 - 48 seat ocean front dining terrace
 - 60 seat 19th Hole Bar & Lounge

New Lodge Program

- Club Member Facilities
 - Members Only Club Lounge
 - Golf Member Mens Locker Room
 - Golf Member Ladies Locker Room
- Resort Golf Facilities
 - Golf Pro Shop
 - Mens Day Locker Room
 - Ladies Day Locker Room
 - Golf Cart Storage Facility

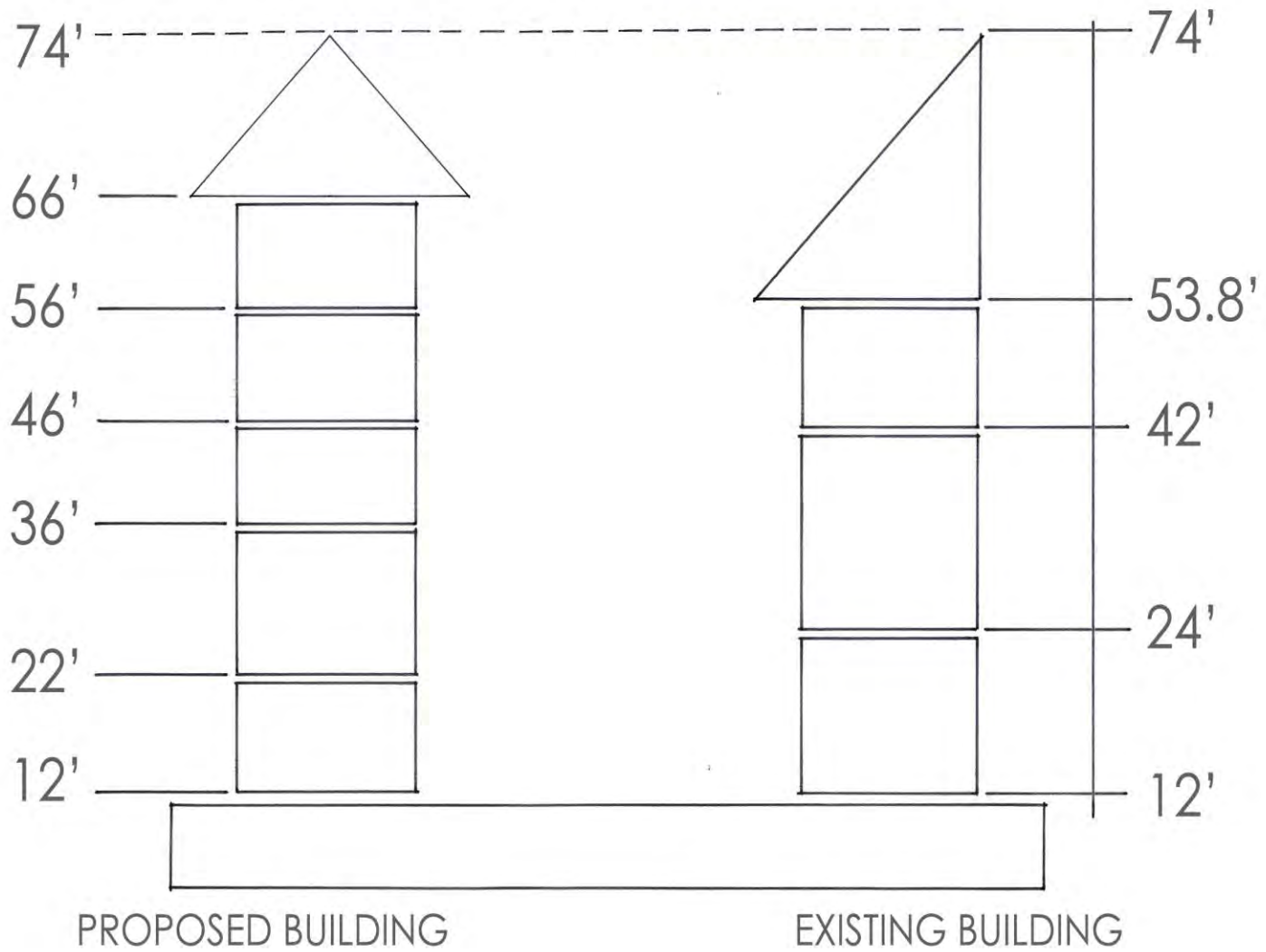
New Lodge Program

- Recreational Facilities - For Lodge Guests & Club Members Use Only
 - Multi-Level Swimming Pool
 - Poolside Food & Beverage Services
 - Beach Chaise & Umbrella Services
 - Luxury Beachside F&B Services
 - Lobby Billiards Room



PERSPECTIVE VIEW 1

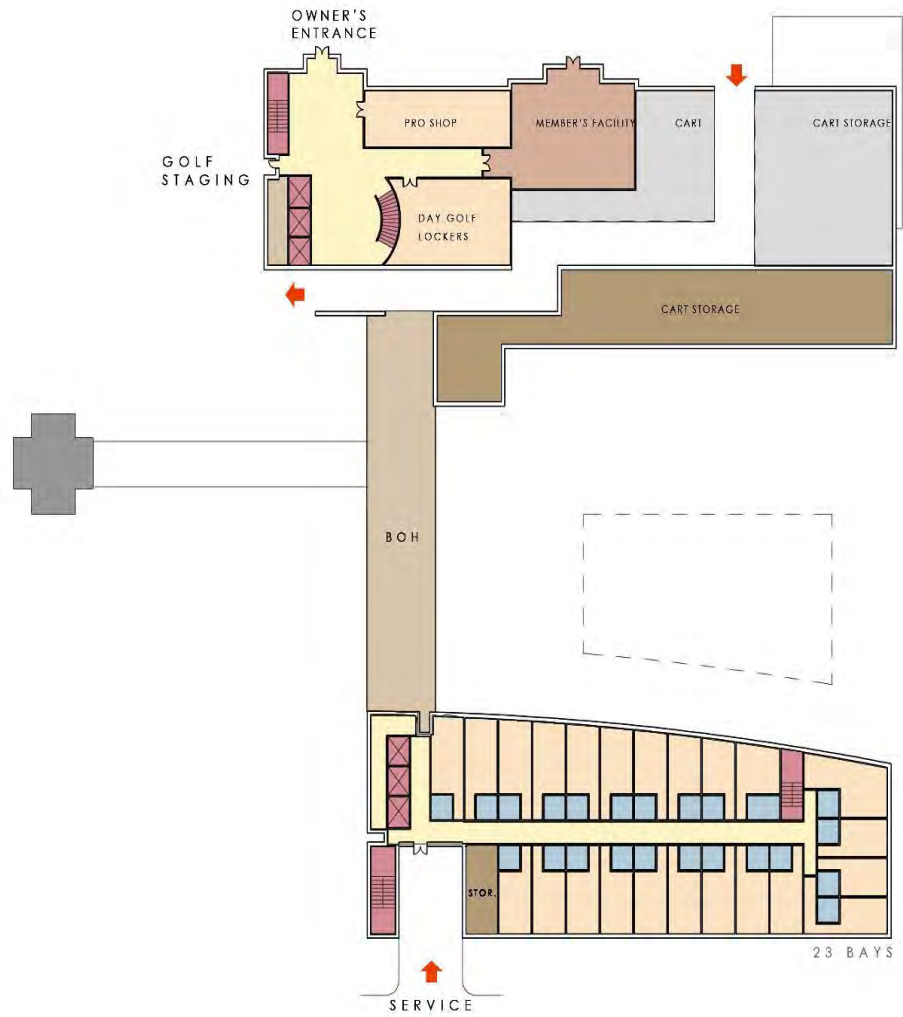




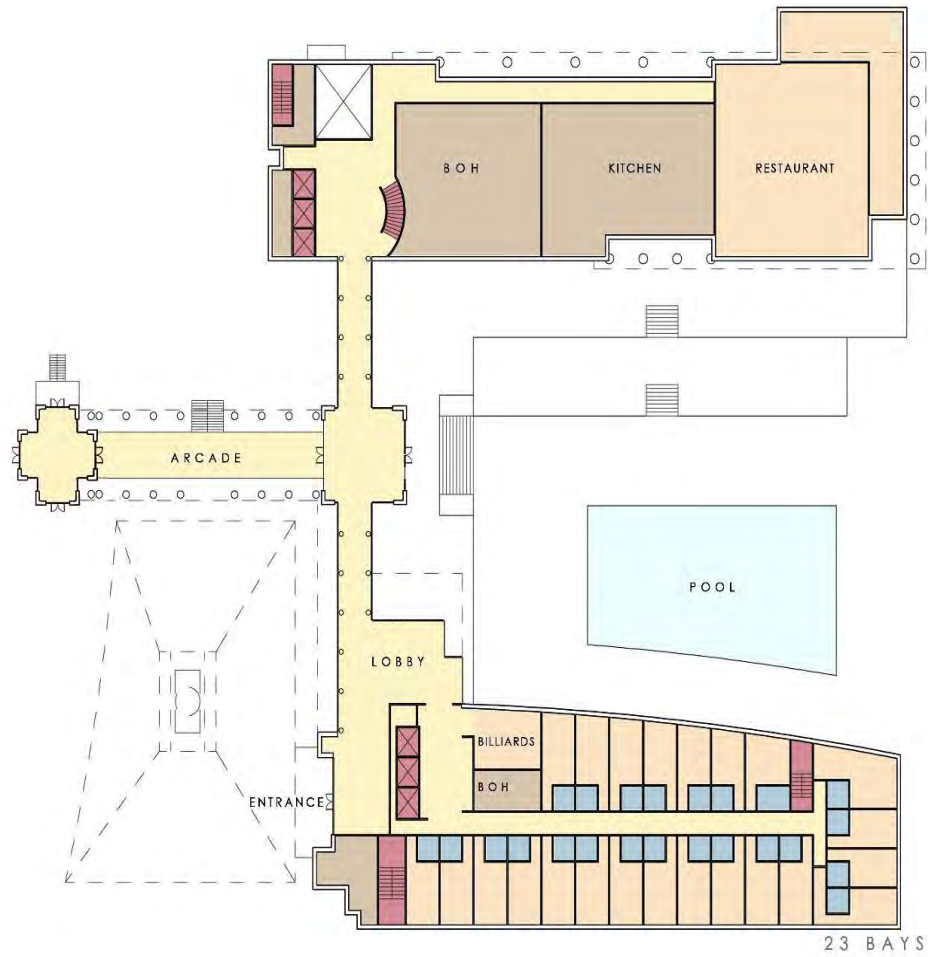
BUILDING SECTION DIAGRAM



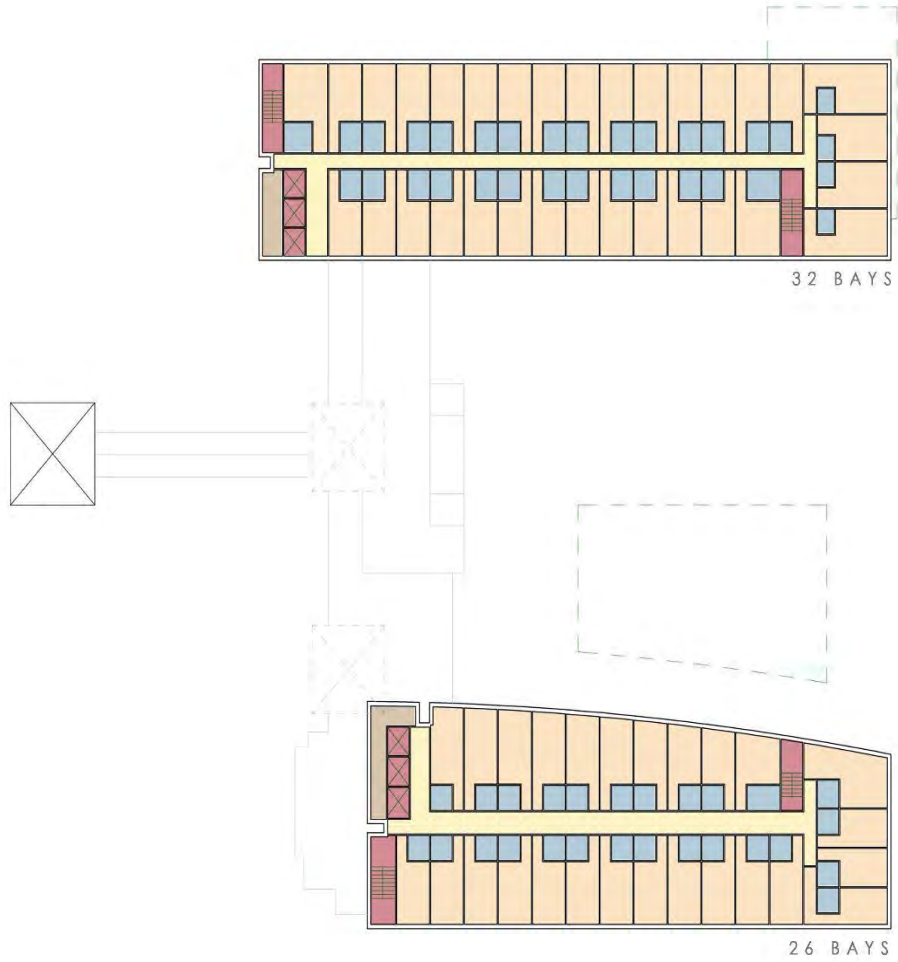
HAMMOCK BEACH SITE



GROUND LEVEL



ENTRANCE LEVEL



TYPICAL LEVEL

The Sanctuary
at Kiawah Island Golf Resort Charleston, SC



The Sanctuary
at Kiawah Island Golf Resort Charleston, SC



The Jefferson Hotel Richmond, VA



The Hermitage Hotel Nashville, TN



Salamander Resort & Spa Middleburg, VA



Salamander Resort & Spa Middleburg, VA

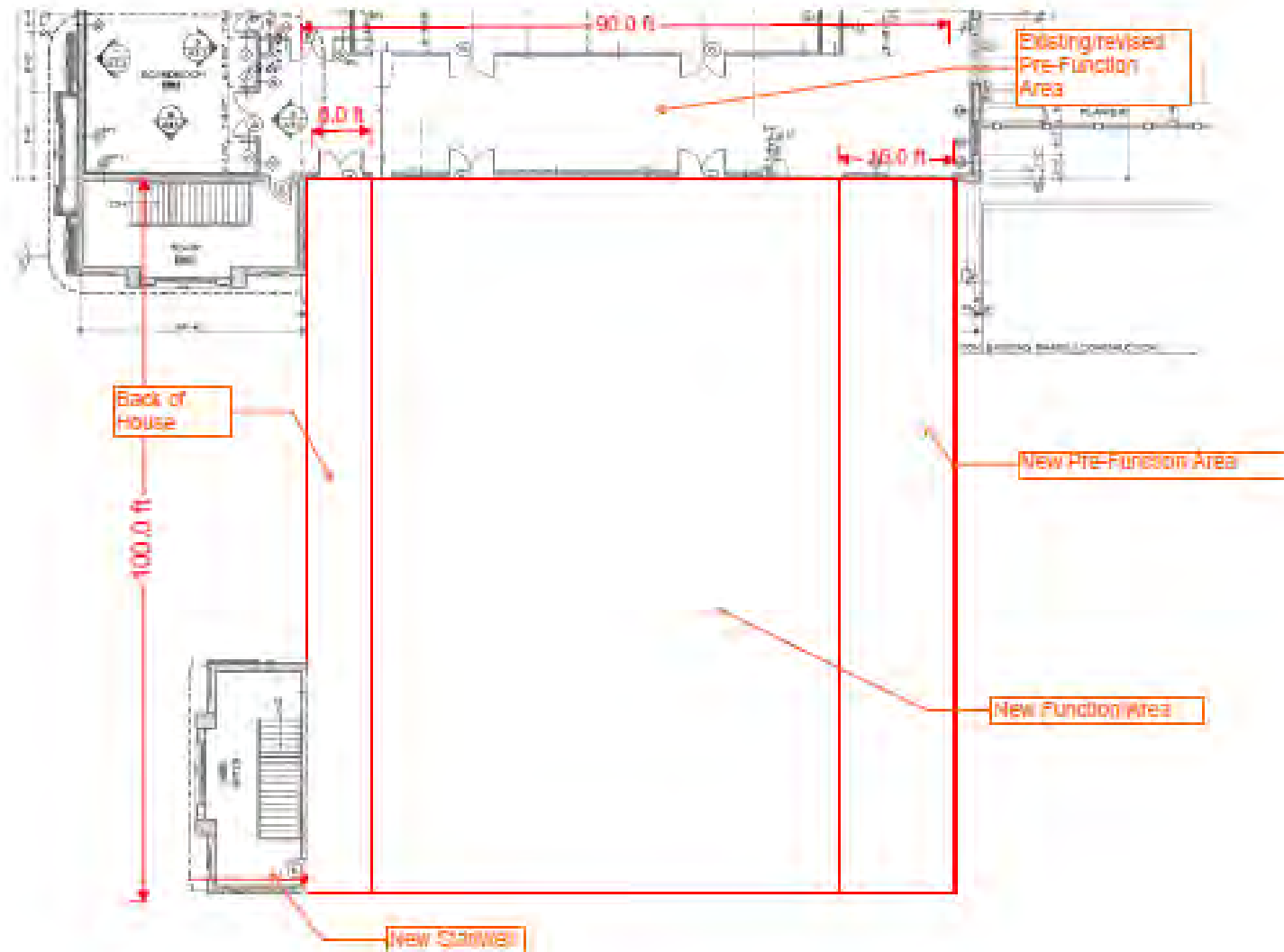




HBCCA Main Club Lobby



Possible Future Grand Ballroom – Connected to Atlantic Ballroom



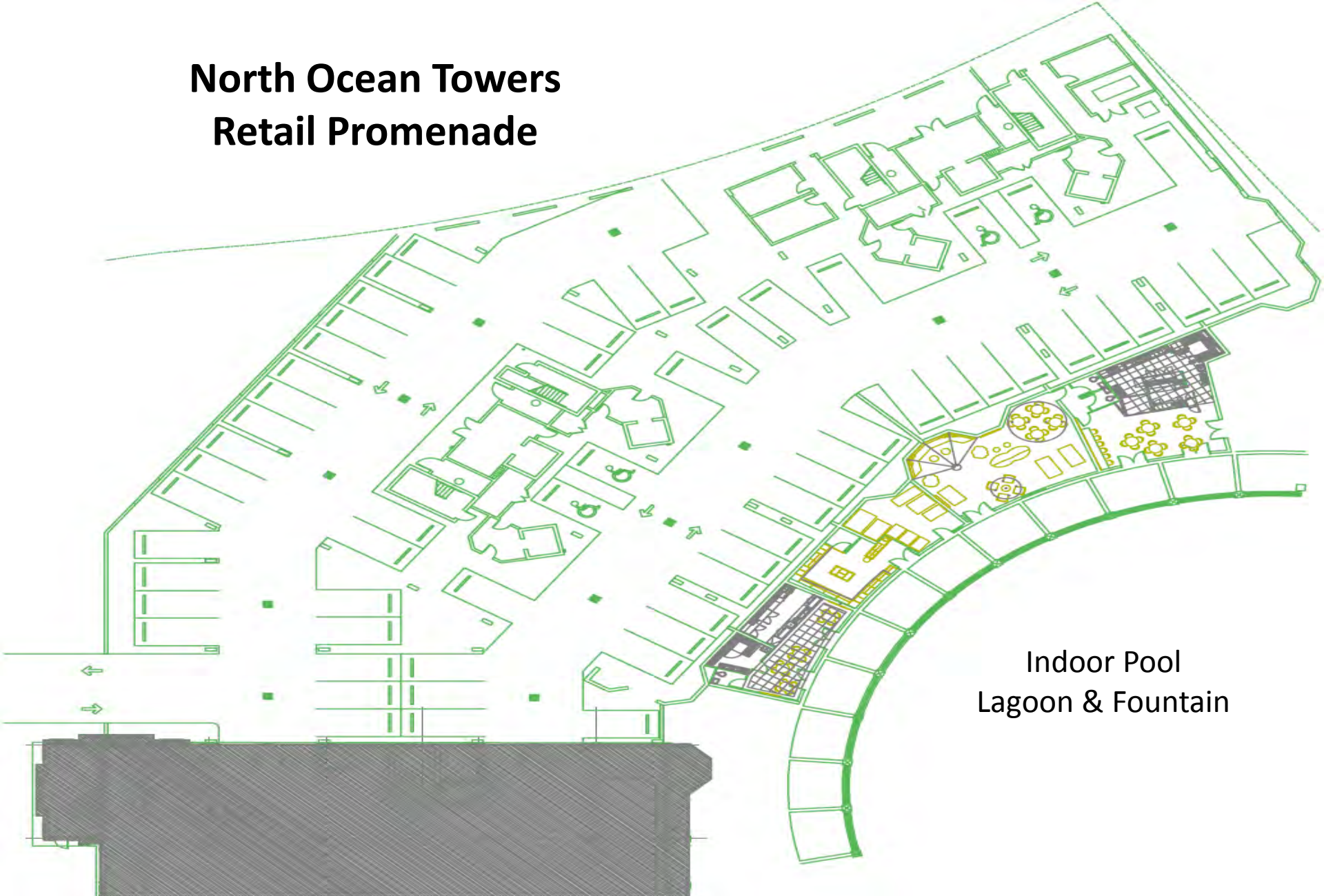
Hammock Beach Spa & Salon



Delfinos Restaurant



North Ocean Towers Retail Promenade



Indoor Pool
Lagoon & Fountain

Possible Future Retail Spaces: Pizzeria/Market, Family-Teen Center, Retail Shop, Etc....

The Club at Hammock Beach



GENERAL DISCUSSION



Questions From Our Club Members

New Lodge Construction

- 1 Will there be a private full golf member's area mirroring the Conservatory?
- 2 How will your parking facilities be constructed?
- 3 Will you be making additional improvements to the fantasy pool complex? Adding additional pools and adding a new bar area to accommodating the increase of capacity?
- 4 What type of member facilities will be added to the new lodge?
- 5 What type of structure if any will be built on the south side of 16th Rd?
- 6 What is your time frame for completion of the project?
- 7 What company will operate the proposed hotel? Ritz, JW Marriott, Four Seasons
- 8 Are you considering a time share operation or a fractional ownership?
- 9 What type of clients will you be marketing to for this new facility?
- 10 How many parking spaces will be dedicated for full golf members at the Ocean course?
- 11 From the time of ground breaking (assuming approval) what is the expected timeframe to completion?
- 12 What cost of construction will be absorbed by guests versus a dues increase?
- 13 If a dues increase is considered in the future, what percentage increase could be anticipated?

Questions From Our Club Members

Golf/Members

- 1 Will more monies be allotted to enhance the golf course, such as completion of the addition of sand and drainage to sand traps?**
- 2 Will they pursue cleaning up the golf course perimeter to enhance the beauty of the course, as viewed by homeowners who live on the course? An example would be the waterside weeds on green number 16, which is an eyesore to the homeowners, overgrown weeds and debris, both dead and alive. (the golf course side of the waterway) This would also enhance the beauty of the green for the golfer as well.**

Questions From Our Club Members

Concerns

- 1 Will you be conducting additional town hall meetings seeking input?
- 2 The member area at the main pool area is just too small to accommodate members during the summer due to the high influx of both members and their guests...there are times when a single member family may have 8-10 people, which includes their guests. We, and our neighbors (members), have been unable at times to utilize this area. The member only pool has not been an alternative as it is either full, or not desired. What is Salamander doing to accommodate more members at the pool area?? And as a follow up, when that has occurred we have sought chairs on the beach, and although there are now member designated chairs and umbrellas, this area has too been overwhelmed in capacity. There's plenty of beach, but not as many chairs.
- 3 My biggest question is around the potential new lodge obstructing ocean views of the ocean towers.
- 4 If the plans get approved, what facility will you add to make up for the loss of our Restaurant (Atlantic Grill)and bar area (Sand Trap Bar) during construction? Will this area be completed before the razing of the lodge?
- 5 The club, at its present state, when at full capacity cannot accommodate the capacity at its amenities; do you plan on making additional improvements above and beyond the new lodge complex?
Example: Expending fitness area and locker facilities?

Questions From Our Club Members

Concerns

- 6 **What type of access controls will be put in place?**
- 7 **Lastly, at times of heavy traffic, the pools are filthy. They have sand, dirt, etc...Enforcement of shower before entering should be implemented, and pools should be cleaned nightly....**
- 8 **What consideration (financial) will be provided to members for their inconvenience and loss of facility use during the construction period?**
- 9 **I Would like to know if Salamander would support many of the members in their quest to eliminate large homes from renting to multiple families for short term transient rentals. Would they take steps to ensure that the owners/managers of these rentals would not be able to designate persons unknown to them from being allowed facility access as "guests" of the same?**

Questions From Our Club Members

Salamander Hotels & Resorts

- 1 **What is the financial health of the Salamander Group? And, what effect will that have on this property?**
- 2 **How is exemplary leadership rewarded by headquarters? And, how can members participate in the recognition/selection of individuals?**
- 3 **What are Salamander's standards for security? And, has security been assessed here?**
- 4 **Has Salamander considered performing an internationally recognized quality assessment i.e. Malcolm Baldrige et al?**
- 5 **Should the plan get approved, is LA/Salamander in for the long haul and will they in fact construct the building immediately, or is this merely to obtain an approval so they can then sell the property off to a new owner, since we all know the approval will increase the value?**
- 6 **If in for the long haul, are they willing to put up a construction bond/letter of credit or other assurance that the project will move forward immediately?**

April 2014 Proposal for New Lodge and Statement of Opportunity

The Club at Hammock Beach Proposal for New Lodge

The Opportunity

When the Club at Hammock Beach opened on June 4th, 2004, it was hailed as one of the finest new resort communities on the East Coast, featuring many luxurious amenities, highlighted by a variety of dining experiences, spa and fitness, waterpark and pools, and with the addition of the Conservatory in 2008, this gave the Club two of the best golf courses in the Southeast. Unfortunately, the inability of the Resort operation to generate profit over the years, a result of a severe economic downturn that led to significant reductions in membership and hospitality guests, left the Club with large operating shortfalls. Since capital was used to address operating deficits, this left the Resort without adequate funding to perform capital improvements on a normal life cycle, resulting today in a physically outdated appearance and an aging mechanical infrastructure. The existing lodge building, nestled between the front and back nines of one of the best golf courses on the East Coast, epitomizes the deterioration that has taken place.

Compounding the challenge of sustaining the Membership and Resort operations at a high level, Hammock Beach's primary Resort competitors, including Amelia Island Plantation, PGA National, Ritz Carlton Amelia Island, and the Marriott Sawgrass, have all completed multi-million dollar renovations in the past two years and are attracting clients from the all-important group markets who have been loyal to Hammock Beach in years past, such as Anheuser Busch, Bellsouth, Bayer, Exxon Mobil, Genetech, KPMG, and Monsanto.

Over the past 18 months, Salamander Hotels & Resorts has studied various options in search of a feasible way to make improvements to the aging infrastructure to enhance our Members' experience while reversing the declining business trends. In order to successfully compete for large corporate groups who typically hold meetings during mid-week, we determined that the Resort required a minimum of 325 hotel-like accommodations with complimenting conference facilities. Using the existing 127 one-bedroom condominiums as the core of our new "hotel" lodging, we have developed a plan to add a new 198 room lodge facility at the existing lodge site which would house new ocean front dining, golf club house facilities worthy of Nicklaus' Ocean Course, and new Member Only facilities which will elevate the club experience for our social and golf members to new heights. Equally important, the scope of construction would include much needed improvements to many existing facilities.

On April 5th at 10:00am, Salamander invites property owners to a presentation of the new Lodge and improvements that the Club plans to construct once County approval for the entitlements to build the new facility is obtained and funding is in place. This presentation is the culmination of a collaborative process Salamander has participated in over the last several weeks with stakeholder representatives at Hammock Beach. At the close of this presentation we will conduct a survey of our residents to help determine whether a solid majority of Hammock Beach owners support our proceeding with the County application process. Once the details of our plan are fully understood, we hope that you will agree with

us that this proposal represents a necessary step towards securing Hammock Beach's future and an exciting new era of enhanced experiences for our Club members. Perhaps most important, we believe that this is the most significant contribution that we can make towards increasing long term property values for all stakeholders at Hammock Beach.

The Process

Salamander's plan to stabilize and enhance the Club cannot be accomplished without the support of Club Members and property owners within Hammock Beach. Salamander's improvement plan requires approval by the Flagler County Board of County Commissioners in accordance with applicable rules and laws and development criteria; while the building concepts meet those important legal requirements, support of Club Members and property owners is critical to securing approval by the County Commission.

At this time, Salamander has completed conceptual plans for the improvements, as illustrated by the attached renderings, illustrative drawings, and photos of the new Lodge massing model, and has held three meetings with representatives of a self formed Community Committee and numerous individual meetings with residents and members to review important topics relating to the plan and to address many issues and concerns. These efforts to date have reinforced the mutual commitment towards the success of the Club at Hammock Beach and the consensus that the plan's improvements can help achieve this shared goal. Once support is affirmed, Salamander will extend its outreach to important local advisory committees, other property owners in our community, and will review the plan with the Dunes Community Development District to coordinate and ensure infrastructure needs and services. The next step in the process includes introducing the plan to Flagler County staff, which will involve participation by Salamander, Club members, and property owners. Once Flagler County confirms the components of the Planned Unit Development approval process, formal applications will be prepared and submitted. The PUD process is transparent and provides for input by the public and interested parties and includes reviews and meetings by the Planning and Development Review Committee, Planning Commission, and the Flagler County Board of County Commissioners. The agreement will include our commitment to making certain improvements to existing resort amenities once County approvals have been achieved.

The Plan

The following information provides specific details about the new Lodge and additional improvements included in the plan:

Lobby

In the hopes of ultimately achieving approval of the improvement plan and as a show of good faith, Salamander has already committed to contributing up to \$400k towards a major lobby renovation with the Hammock Beach Club Condominium Association who will contribute up to \$300k. This joint effort is intended to elevate the existing lobby to a 5 star level through an imaginative design and fine quality furnishings and finishes. This project will be completed in 2014. Once the construction of

the new lodge begins the club will redesign the reception and concierge area at our expense to ensure that the guest arrival process operates more efficiently.

Enhancements and Expansions of Existing Amenities

Upon achieving County approval of the plan, Salamander will initiate the design and enhancement of the following amenities to take place in 2015.

- Major renovation of the spa, and expansion of the fitness center and aerobics room (pending association approval);
- Refurbishment of Delfinos restaurant and renovation of Loggerheads;
- Expansion of the Ocean Course Hammock House to create enclosed dining facilities in addition to the outdoor seating;

In addition to these improvements the Club will take over responsibility for the 16th Road landscaped maintenance, relieving the Ocean Hammock Property Home Owner's Association of this expense. All of these enhancements will take place in 2015, and are intended to address current physical deficiencies of important member and guest amenities and mitigate the impact of the construction phase.

Description of the New Lodge

Situated between the 18th green of the Ocean Course and 16th Road, the new Lodge has a peak roof height no higher than the existing Lodge and it is positioned no closer to the beach dune line and no closer to the 18th green than the existing Lodge. The new Lodge introduces many new benefits, including a priority member parking plan, which will be developed as a part of the overall architectural programming.

The low-rise lobby, which affords clear site lines and sweeping views of the Atlantic Ocean, leads to one of America's truly spectacular pool settings. The new multi-level pool is significantly larger than the current Lodge pool, and is programmed exclusively for Club members and Lodge guests who can enjoy chilled cocktails, creative poolside dining options, and an enhanced beach experience.

A dedicated Members Only club room elegantly appointed with a bar is just a few steps from the entrance to the lodge, where members can dine indoors and on the private terrace while enjoying beautiful poolside and ocean views. Members can opt for another private experience in the Hammock Sanctuary, a Members Only library and card room located near the golf pro shop.

The new oceanfront Atlantic Grille continues to capitalize on unmatched views of the Atlantic Ocean while providing a fun, sophisticated, yet relaxing atmosphere. The design captures the feel of the beach, while the outdoor dining terrace provides breathtaking views of both the ocean and the finishing hole of the Ocean Course. As has been our custom, special member pricing will always be offered.

The new golf facilities finally match the on-course experience designed by Jack Nicklaus. The Pro Shop delivers an upscale, welcoming environment; the staging area affords a luxurious beginning to a classic golf challenge, while inside, beautiful and spacious separate locker rooms await for both Club Members and guests. The new Lodge provides an impressive backdrop to the Ocean Course 18th hole that will enhance the anticipation of a great finishing hole.

The Lodge arrival is an inviting one story glass enclosed structure designed to provide unparalleled ocean views, and is balanced by North and South wings that offer stylish and spacious ocean view guest rooms (not timeshares) of 448 square feet, larger and newer than our Resort competitors. This gives the Club at Hammock Beach the competitive edge necessary to secure corporate group business. This group business will significantly elevate the occupancy and average rate of the one-bedroom condominium units, which have historically operated at less than 50% occupancy. The additional group business will keep business volumes at a constant level that supports multiple food and beverage outlet operations 5 - 7 days a week. It is also important to note that one of our primary objectives with the addition of the new Lodge is to increase golf play 7 days a week at the Conservatory Course making this spectacular clubhouse facility viable to operate on a regular basis. Another objective is to generate better group utilization of the Sundancer cruise boat, and thus increasing awareness of the Yacht Harbor community.

More New Amenities For Members

Once the new lodge opens, Members will enjoy new amenities that we would otherwise be unable to provide. Note that these improvements are planned with no assessment to our members:

- Luxurious 1800 square foot Member Only Club Room overlooking the Atlantic Ocean featuring an inviting bar and dining area, with elegant furnishings.
- New Member Only outdoor terrace with comfortable seating overlooking the pools and Atlantic Ocean.
- New private golf member locker rooms
- New Members Only card room located steps away from the 18th green featuring a cozy library design
- Continued protection of Member tee times and Tennis court times prior to and following the enhancements.
- New Atlantic Grille Restaurant and Bar designed to capture the relaxing and festive character of Hammock Beach, with a beautiful oceanfront dining terrace
- Spectacular multi-level oceanfront swimming pool complex featuring adult only pool for Members and lodge guests only
- New golf pro shop, golf staging area, and ocean view cart path to first tee

- Enhanced Club Member beach service experience at new Lodge facility beach area.
- Expansion of existing function space in the main building including a new 7,000 square foot Grande Ballroom and renovation of existing meeting space, to accommodate group guests and a growing Membership.

Operations During Construction

Salamander is developing a detailed plan to ensure that during construction of the new Lodge, we will maintain a quality dining and golf experience for our Members. All of the following aspects of our Members experience will be addressed in this plan:

- Enhanced restaurant and bar service while the Atlantic Grille is closed by renovating Delfinos and Loggerheads, and through the exciting addition of the new lobby Sushi Bar.
- Temporary Pro Shop, retail, golf staging, and locker room facilities
- Provide ample Member parking (minimizing effect to existing parking by construction)
- Spinning room relocation
- Community Center room relocation
- Construction project screening
- Temporary Fitness and Aerobics Rooms
- Regular project communication to Club Members and property Owners.

Please note that it is our intention to preserve the existing 9-hole putting course which will not be affected by new Lodge construction; it is anticipated that this amenity will remain open during construction.

Attachments

<https://www.dropbox.com/s/j018uc5d7fob3aa/Final%20HBR%20New%20Lodge%20Presnetation%20Revised%203.13.14.pptx>

Sincerely,

Prem Devadas
President
Salamander Hotels & Resorts

Tim Digby
General Manager
The Club at Hammock Beach

2014 Community Outreach Correspondence (Town Hall Presentation)



THE CLUB

HAMMOCK BEACHSM RESORT

Town Hall Meeting

April 5, 2014

Current Lodge



Current Lodge



Current Lodge





Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Competition Accommodations](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

Competition Restaurants



HBCCA Main Club Lobby

The Sanctuary
at Kiawah Island Golf Resort Charleston, SC



The Jefferson Hotel Richmond, VA



The Hermitage Hotel Nashville, TN



Salamander Resort & Spa Middleburg, VA



The Community Committee

John Bladel	Hammock Beach Club Advisory Board of Governors
Andi Covell	Hammock Beach Club Advisory Board of Governors
Mike Mauer	Hammock Beach Club At-Large Member
Jim Ulsamer	Hammock Beach Club At-Large Member
Paul Pershes	Ocean Hammock Property Owners Association
Sylvia Whitehouse	Hammock Beach Club Condominium Association
Jack Fretz	Hammock Beach Club Condominium Association
Steve Perrine	One Bedrooms at Hammock Beach Condominium Association
Sherry Crimmins	Ocean Towers at Hammock Beach Condominium Association
John Crimmins	Villas at Hammock Beach Condominium Association
Larry Jones	Harbor Village Marina Property Owners Association
Charlie DeMartin	Condos at Yacht Harbor Village Condominium Association
Patricia Maisenbacher	Conservatory Property Owners Association



THE CLUB
HAMMOCK BEACHSM RESORT

The Community Committee Meeting Dates

Thursday, February 13th

Thursday, February 27th

Thursday, March 6th



THE CLUB
HAMMOCK BEACHSM RESORT

Other Community Groups

- One Bedroom HOA Board of Directors
- Conservatory POA Board of Directors
- Yacht Harbor HVMPOA Board of Directors
 - Advisory Board of Governors
 - Golf Committee/ MGA/ WGA
- Dozens of individual Member/ Owner meetings.





PERSPECTIVE VIEW 1



NFC 2012

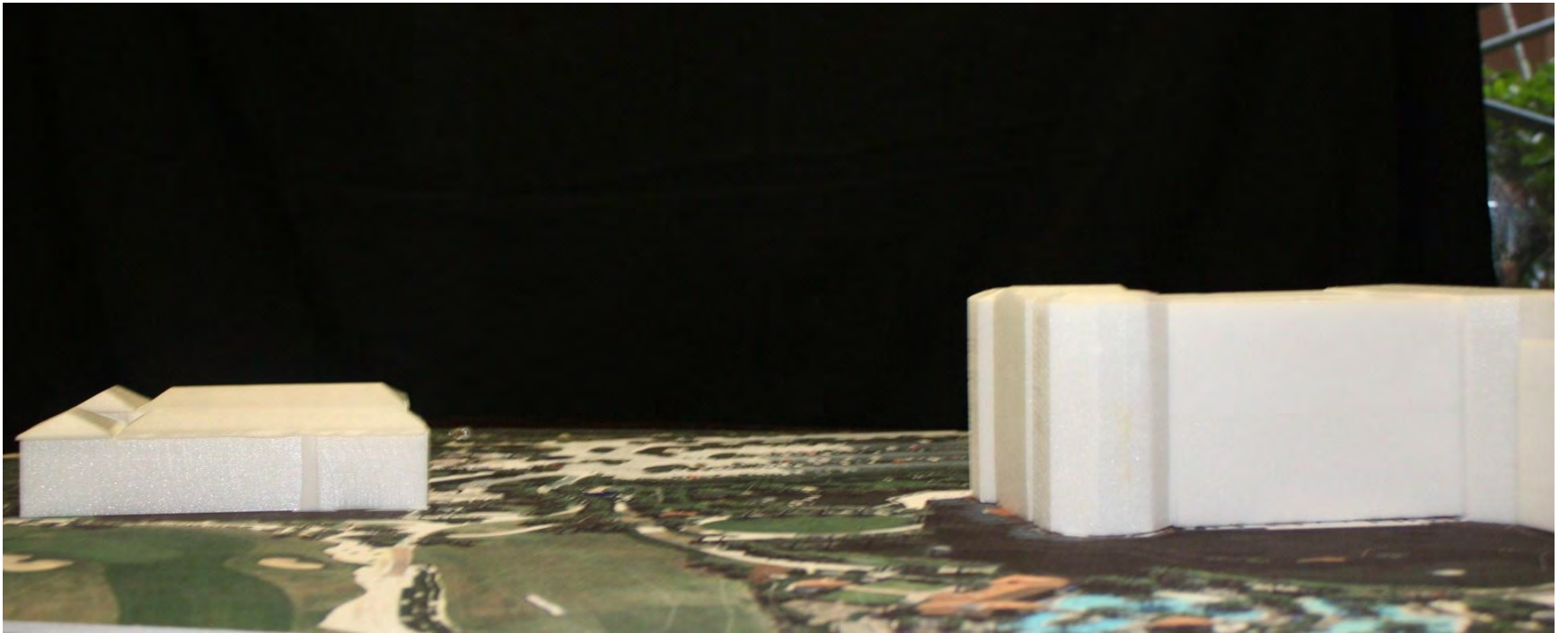
Scaled Massing Model- Existing "Big House" and New Lodge



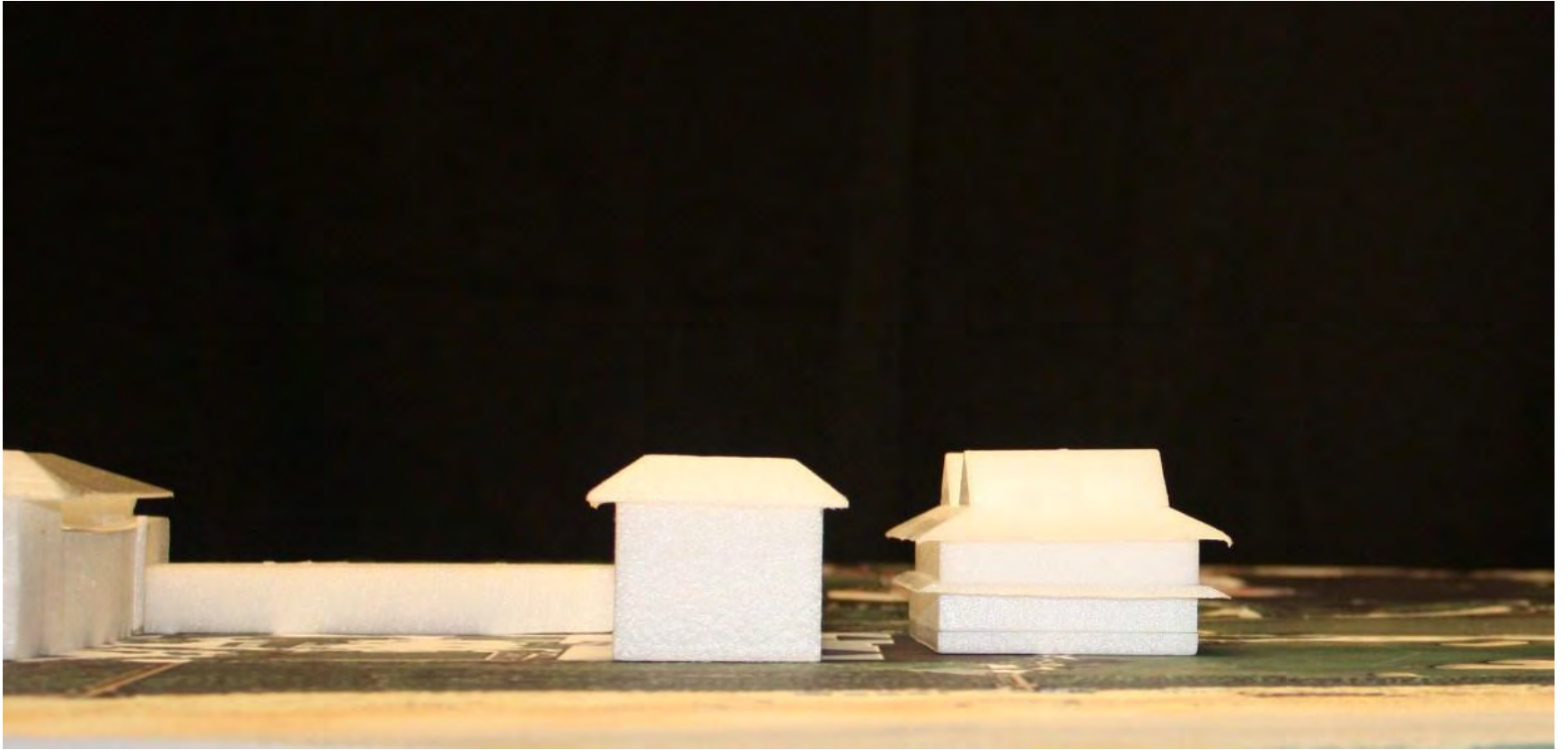
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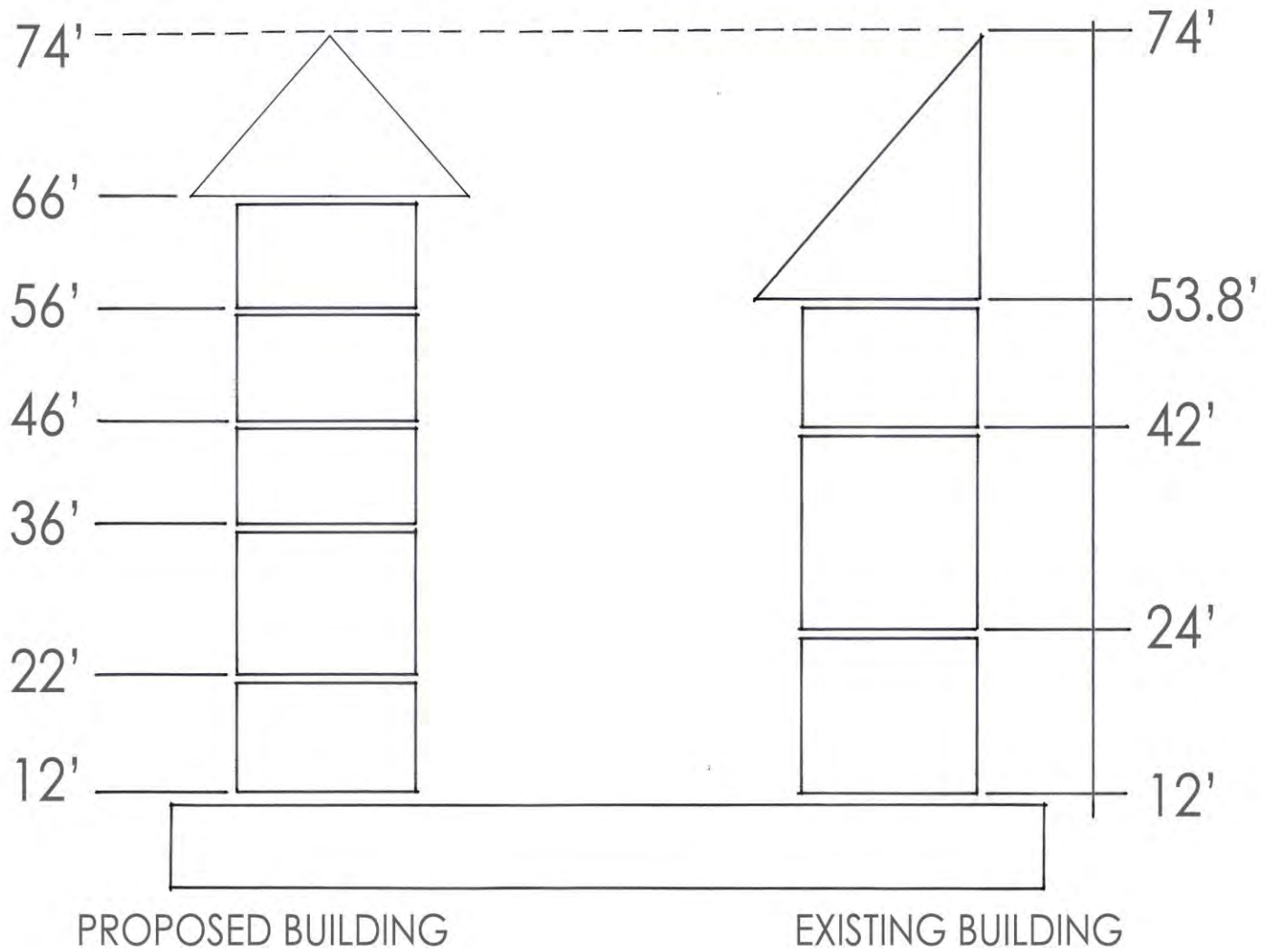


South Elevation



Lodge Building Width and Height Comparison





BUILDING SECTION DIAGRAM

Member Benefits Upon Achievement of County Approval

- Major renovation of the Spa
- Expansion of the Fitness Center and Aerobics Room (pending Association approval)
 - Relocation of Spinning Room
 - Refurbishment of Delfinos Restaurant
- Expansion of the Ocean Course Hammock House



Members will enjoy these amenities once the Lodge is complete:

Once the new lodge opens, Members will enjoy new amenities that we would otherwise be unable to provide. Note that these improvements are planned with no assessment to our members:

- Luxurious 1800 square foot Member Only Club Room overlooking the Atlantic Ocean featuring an inviting bar and dining area, with elegant furnishings and new Member Only outdoor terrace with comfortable seating overlooking the pools and Atlantic Ocean.
- New private golf member locker rooms
- New Members Only card room located steps away from the 18th green featuring a cozy library design
- Improved protection of Member tee times and Tennis court times prior to and following the enhancements.
- New Atlantic Grille Restaurant and Bar designed to capture the relaxing and festive character of Hammock Beach, with a beautiful oceanfront dining terrace
- Spectacular multi-level oceanfront swimming pool complex featuring adult only pool for Members and lodge guests only
- New golf pro shop, golf staging area, and ocean view cart path to first tee
- Enhanced Club Member beach service experience at new Lodge facility beach area.
- Renovation of Loggerheads.
- Expansion of existing function space in the main building including a new 7,000 square foot Grande Ballroom and renovation of existing meeting space, to accommodate group guests and a growing Membership.

Benefits of New Lodge Includes Increased Sales and Marketing Resources

2014

\$2.3 Million

First Year Marketing

\$3.7 Million



THE CLUB

HAMMOCK BEACHSM RESORT

Five Year Tax Summary Impact of New Lodge for Flagler County

Based upon projected revenues

<u>TAX SUMMARY</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Total</u>
Sales Tax 6%	1,002,848	1,196,406	1,354,127	1,378,758	1,444,568	6,376,707
County Sur-Tax 1%	167,141	199,401	225,688	229,793	240,761	1,062,784
County Occupancy Tax 4%	401,981	484,513	556,912	573,504	608,464	2,625,374
Telecom Tax 11.71%	941	1,067	1,171	1,201	1,230	5,610
Total	1,572,911	1,881,387	2,137,897	2,183,256	2,295,024	10,070,476



THE CLUB
HAMMOCK BEACHSM RESORT

Questions and Answers



THE CLUB
HAMMOCK BEACHSM RESORT



THE CLUB

HAMMOCK BEACHSM RESORT

Town Hall Meeting

April 5, 2014

Summary of 2014 Town Hall Polling

Straw Poll Supporting Proposed Lodge Concept

Community	Ballot Count	Percentage of Ballots	Total Units	Notes
Phase 1 - 3 & 4 BR Condos	47	11%	148	
Phase 2 - 1BR Condos	20	5%	127	
Phases 3 and 4 - Ocean Towers	50	12%	92	
Villas	42	10%	116	
Conservatory	6	1%	203	voting owners
Yacht Harbor	27	7%	292	condos & lots
Palm Coast Resort/Tidelands	10	2%	33	voting members
OH POA`	152	37%	1080	includes Cinnamon Beach
Total	354	85.92%	2091	

Straw Poll NOT Supporting Proposed Lodge Concept

Community	Ballot Count	Percentage of Ballots	Total Units	Notes
Phase 1 - 3 & 4 BR Condos	20	5%	148	
Phase 2 - 1BR Condos	7	2%	127	
Phase 3 - Ocean Towers	2	0%	92	
Villas	1	0%	116	
Conservatory	0	0%	203	
Yacht Harbor	0	0%	292	
Palm Coast Resort/Tidelands	0	0%	33	
OH POA`	28	7%	1080	
Total	58	14.08%	2091	

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development



HAMMOCK BEACHSM RESORT

PALM COAST FLORIDA

Conceptual Drawings

AUGUST 26, 2014



COOPER CARRY



PROJECT N° 20120354

08/26/2014

AERIAL SITE

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354

08/26/2014

ORIGINAL RENDERINGS

HAMMOCK BEACH RESORT
Palm Coast, Florida


COOPER CARRY



PROJECT N° 20120354

08/26/2014

ORIGINAL RENDERINGS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354

08/26/2014

SITE PLAN

HAMMOCK BEACH RESORT
Palm Coast, Florida





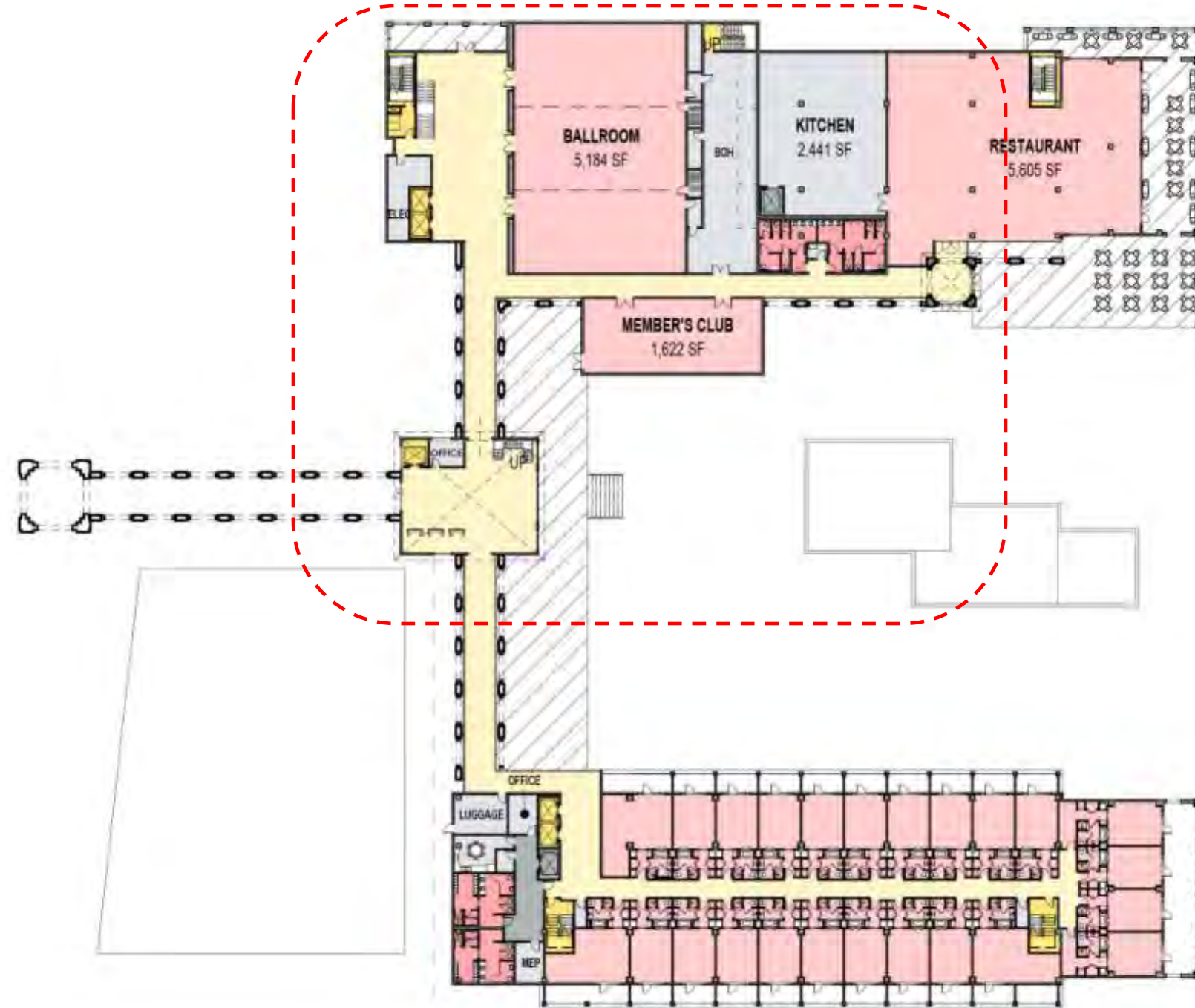


PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

GROUND LEVEL

HAMMOCK BEACH RESORT
Palm Coast, Florida



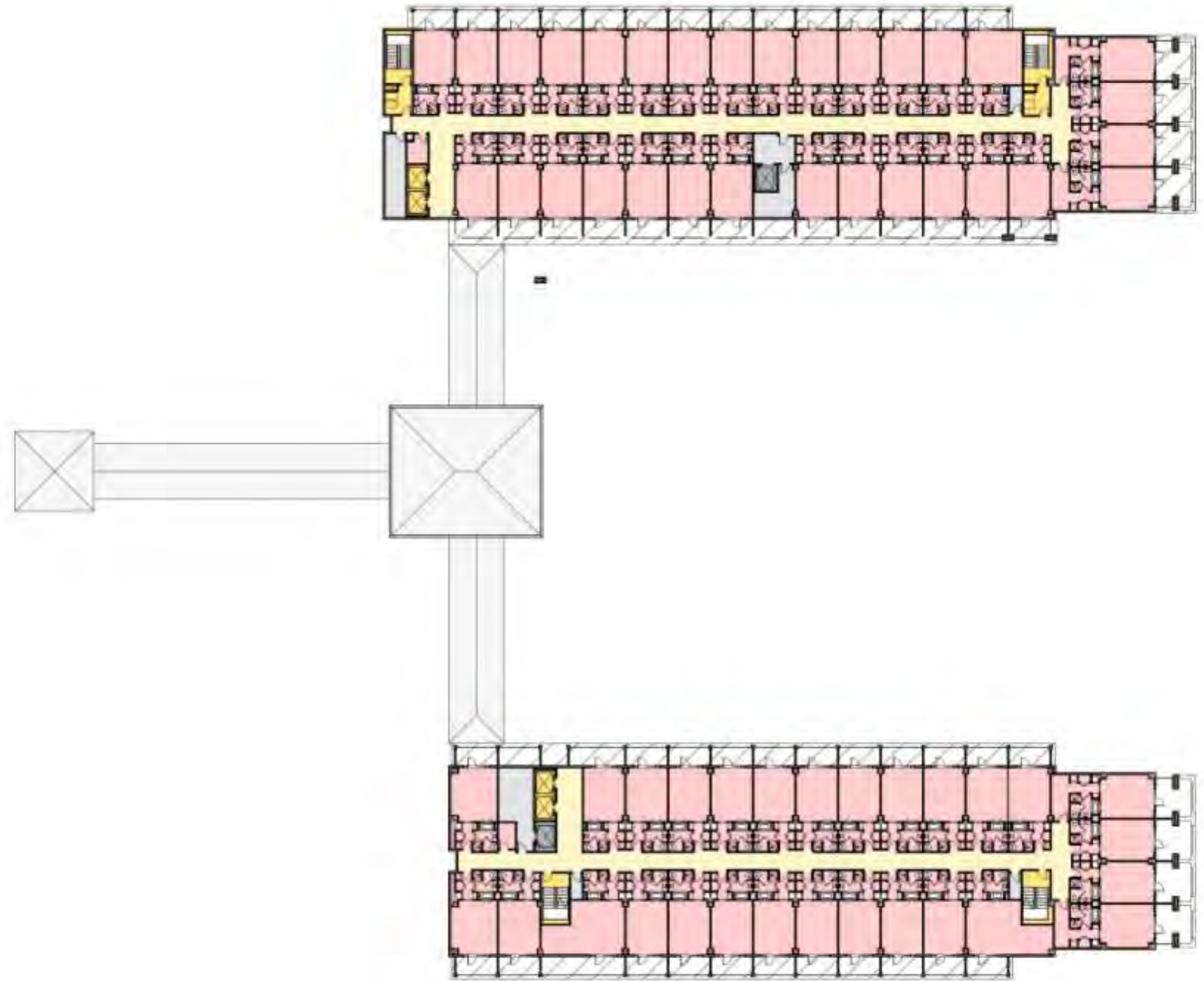


PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

ENTRANCE LEVEL

HAMMOCK BEACH RESORT
Palm Coast, Florida

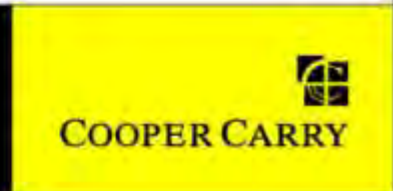


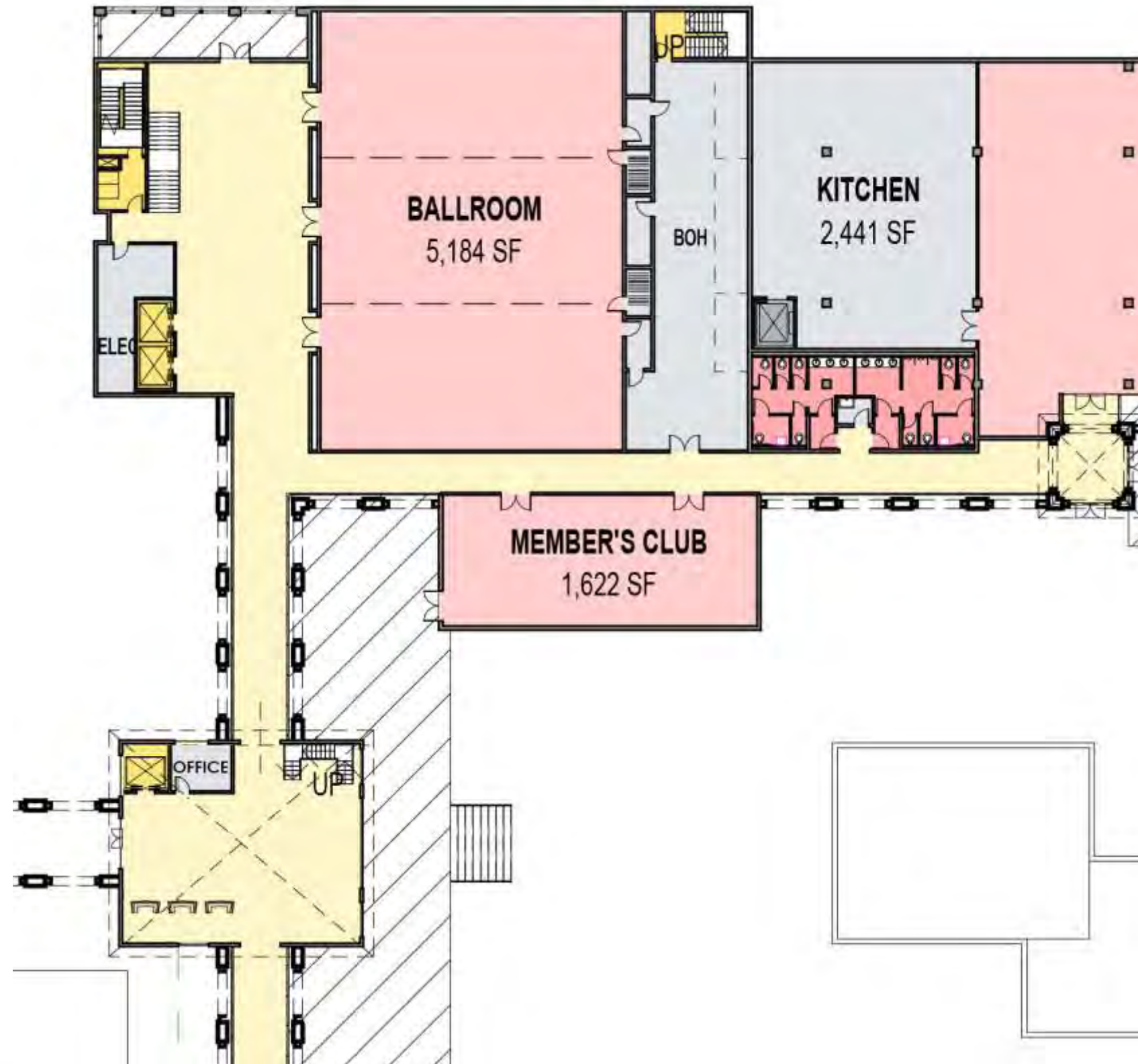
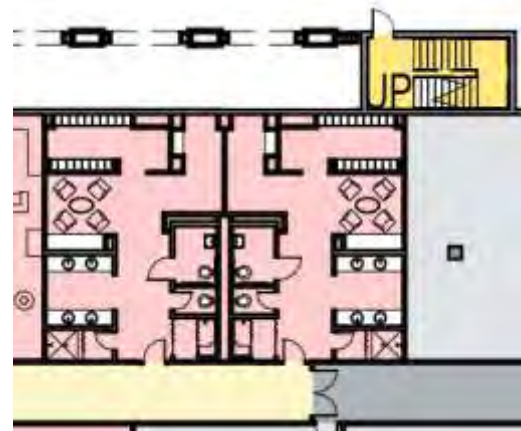


PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

TYPICAL GUESTROOM LEVELS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

ENLARGED PLANS OF MEMBERS ONLY AREAS, LOCKERS & CLUBHOUSE

HAMMOCK BEACH RESORT
Palm Coast, Florida



EXISTING LODGE BUILDING EL. AT TOP: 76' - 0"
 MAX. HEIGHT: 74' - 0"





PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

RENDERED BUILDING ELEVATIONS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

RENDERED BUILDING ELEVATIONS

HAMMOCK BEACH RESORT
Palm Coast, Florida


COOPER CARRY



PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354 | SCALE 1" = 50'-0" | 08/26/2014

RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida



HAMMOCK BEACH RESORT

PROGRAM SUMMARY

198 TOTAL GUESTROOMS	450	SF EACH
PRO SHOP	1,800	SF
LOCKER ROOMS	1,800	SF
MEMBERS FACILITIES		
LOCKER ROOMS	1,520	SF
CLUB ROOMS	1,800	SF
BILLARDS ROOM	1,400	SF
LIBRARY	780	SF
RESTAURANT	3,300	SF
PRIVATE DINING	600	SF
BAR & LOUNGE	1,650	SF
CONFERENCE SPACES		
BALLROOMS	5,400	SF
MEETING ROOMS	2,300	SF
TOTAL LODGE BUILDING	171,000	SF

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development

PROPERTY DESCRIPTION

The New Lodge site development area is approximately 8.0 acres in size and situated within Parcels F, H, and BLP5 of the Ocean Hammock Golf Course Plat and Parcels 3 and C of the Northshore Plat Five Plat, as recorded in Official Map Book 33, Page 11 (certified on December 10, 2001), and Official Map Book 32 Page 38 (certified on March 19, 2001), of the Public Records of Flagler County, Florida, respectively. Approximately 1.5 acres of 16th Road right of way will be improved as part of the New Lodge project.

The Expanded Conference Facility areas are located with Parcels 2 and 4 of the Northshore Plat Five Subdivision Plat and consist of a buildable footprint of approximately 0.8 acres.

PROPERTY OWNERSHIP

LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC (hereinafter, collectively referred to as LRA) have fee simple ownership of the real property and intangible property associated with the New Lodge Site and Expanded Conference Facilities. The New Lodge Site and Expanded Conference Facilities land is free from mortgage or debt; therefore all actions taken by LRA relative to the Application for Site Development Plan Review in a PUD are free from any lender consent or joinder. LRA will be responsible for operating and maintaining the improvements outlined in the Application for Site Development Plan Review in a PUD.

LAND USE AND ZONING

The New Lodge site and Expanded Conference Facilities development is located within the Hammock Dunes Development of Regional Impact (HDDRI). The future land use designation for the property is mixed use: low intensity, low/medium density (MUL). The MUL land use designation provides for residential and nonresidential uses, having residential densities ranging from 1.0 to 7.0 units per acre and commercial intensities with Floor to Area Ratios up to 0.20. The HDDRI Development Order provided for residential densities within the limits of the DRI to range from less than one unit per acre up to fifty (50) units per acre. The zoning classification for the HDDRI, including the New Lodge site, is Planned Unit Development.

In 2011, Admiral Corporation/ITT/ITTCDC, the Master Developer of the HDDRI, entered into an Essentially Built Out Agreement (EBOA) with the Flagler County Board of County Commissioners. The EBOA allowed the HDDRI Development Order to expire, while affording the successor developers and property owners within the geographic limits of the HDDRI to continue entitlement, development, and construction activities, and providing the County with a governing document to permit such future development.

Accordingly, all new development activities within the HDDRI are governed by the EBOA, dated December 20, 2011 and recorded in Official Record Book 1851, Page 842, of the Public Records of Flagler County, Florida. The EBOA recognized 689 units of residential density and 64,000 square feet of

BASIS OF DESIGN & DEVELOPMENT CRITERIA
New Lodge and Expanded Conference Facilities
Application for Site Development Plan Review In a PUD

public commercial intensity as potential future development. The EBOA also acknowledged the built out status of the HDDRI, and confirmed the compliance of the HDDRI PUD with the Flagler County Comprehensive Plan. If all Future Development units were constructed, the HDDRI PUD would have a gross density of 1.69 units per acre (3,800 units over 2,244.91 acres) and net density of less than 4.00 units per acre, well below the level afforded by the Future Land Use Element for the mixed use, low intensity, low/medium density designation and below the stated gross and net densities allowed by the HDDRI Development Order of 2.0 and 4.8 units per acre, respectively.

The EBOA recognized the compliance of the HDDRI with respect to Open Space requirements of the MUL future land use designation, and the amount of open space provided by the HDDRI is well documented, in that it far exceeds the requirement amount. The New Lodge and Expanded Conference Facilities have negligible effects on the amount of open space, using less than one (1) acre of current open space for surplus parking.

APPROVED USES

The New Lodge and Expanded Conference Facilities represent an enhancement and renovation of the existing Hammock Beach Resort. As a Destination Resort, Hammock Beach is a highly amenitized mixed use residential resort property. The New Lodge development includes golf centric uses that build upon the unique and special platform that the Jack Nicklaus signature Ocean Course provides. The New Lodge is envisioned to function as an integrated extension of the Hammock Beach Resort, and its programming reflects the synergy and mutually beneficial relationship between a private and exclusive membership club and four diamond rated resort hospitality.

The New Lodge will serve as the Ocean Course clubhouse, and offer private member locker rooms as well as guest golf facilities. Hammock Beach members will enjoy a Member Club Room, Billiard Room, and Member Library. Members and guests will be able to take advantage of the new Atlantic Grille restaurant and bar with oceanfront dining, relax at the multilevel pool facility with access to the beach, enjoy retail offerings at the Golf Shop and Beach Shop, or participate in meetings in the new Ballrooms and breakout meeting rooms. The New Lodge includes one hundred ninety eight (198) hotel rooms spaciouly sized at 450 square feet each, with views of the Atlantic Ocean, Jack Nicklaus signature Ocean Course, or new pool.

[Note: The New Lodge uses are the same as, and are in keeping with, those uses originally approved in 2001 by the Flagler Board of County Commissioners as part of the Ocean Hammock Golf Clubhouse Site Plan approval and are consistent with the Ocean Hammock Golf Course Plat and Plat Addendum, including existing plat restrictions.]

The Expanded Conference Facilities will serve as an extension of the existing Atlantic and Ocean Ballrooms currently operated by Hammock Beach or may alternatively be programmed for new amenities that further enhance Hammock Beach. The new buildings will connect to the existing wings of

BASIS OF DESIGN & DEVELOPMENT CRITERIA
New Lodge and Expanded Conference Facilities
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the One Bedrooms at Hammock Beach Condominium Association buildings and the plaza level of the Ocean Towers Condominium Association buildings. The actual programming and improvement area will be determined as designs advance, but are limited to the proposed setbacks outlined below which provide a maximum area of improvement of approximately 0.8 acres.

PLATTING

As previously indicated, the New Lodge site area is situated over existing platted parcels:

- Approximately 1.2 acres of the New Lodge site development area falls within the limits of Northshore Plat Five, which improvements include parking, common elements of the New Lodge north building, rerouting of the fire lane, and associated landscape and hardscape enhancements.
- Approximately 1.1 acres of the New Lodge site development area falls within Parcels F and BLP5 of the Ocean Hammock Golf Course Plat, which improvements include parking, landscaping, and hardscape enhancements.
- Approximately 5.7 acres of the New Lodge site development area falls within Parcel H of the Ocean Hammock Golf Course Plat, which improvements include hotel, pool, restaurant, lounge, conference and meeting space, hospitality operations and back of house support facilities, golf course pro shop and beach retail shop, along with parking, landscaping, and hardscape enhancements.

The New Lodge improvements do not necessitate modification to the existing subject Plats, as they are consistent with the Plat Maps and Plat Addendum, including certain restrictions excerpted below, from Ocean Hammock Golf Course Plat Addendum, as recorded in Official Record Book 786, Page 824:

6.0 Golf Course Parcel Restrictions

The parcels shown hereon shall include golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or such other appropriate recreational or governmental uses approved by the Board of County Commissioners.

LRA affirms and upholds the current plat restriction language as protection from residential uses within playable areas of the golf course, as LRA does not propose any.

The Expanded Conference Facilities reflect a minor site plan modification of the original Northshore Plat Five Site Plan, but do not reflect any changes to the original and Northshore Plat Five Subdivision Plat. Since the new buildings, which may be constructed in phases and independently, and which comprise a maximum area of approximately 0.8 acres, fall within the original site plan established setbacks and meet the recorded Northshore Plat Five Plat Addendum provisions, LRA does not propose any revision to the Northshore Plat Five subdivision plat.

PRIVATE COVENANT

LRA proposes to record a private covenant over the New Lodge site to serve as a surety of certain enhancements LRA will undertake within Hammock Beach Resort for the benefit of Hammock Beach members. The following provides an outline and description of the level of commitment and significant benefits Hammock Beach members will receive in addition to the new facilities within the new Lodge site:

Enhancements and Expansions of Existing Amenities

Upon achieving County approval, Salamander will initiate the design and enhancement of the following amenities:

- Major renovation of the spa, and expansion of the fitness center and aerobics room (pending condominium association coordination);
- Refurbishment of Delfinos restaurant and renovation of Loggerheads;
- Expansion of the Ocean Course Hammock House to create enclosed dining facilities in addition to the outdoor seating;

In addition to these improvements the Resort will take over responsibility for the 16th Road landscape maintenance, relieving the Ocean Hammock Property Home Owner's Association of this expense. The planning and implementation of these enhancements will commence in the months following County approval of the New Lodge Site Development Plan Review in a PUD Application, and are intended to primarily address current physical deficiencies of important member and guest amenities, and will also significantly mitigate the impact of the construction phase.

The form of covenant to be recorded upon Flagler County Board of County Commissioner approval of the New Lodge Site Development Plan application acceptable to LRA will be developed with input from the Hammock Beach Community Committee and presented to Flagler County during the Application process.

BUILDING HEIGHT

New Lodge Site

The maximum elevation of any building roof shall not exceed 76 feet (Net Geodetic Valid Datum or NGVD).

Expanded Conference Facilities

BASIS OF DESIGN & DEVELOPMENT CRITERIA
New Lodge and Expanded Conference Facilities
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The maximum elevation of any building roof shall not exceed 71 feet NGVD, the elevation of the roof of the existing conference room buildings.

SETBACKS

The following setbacks shall apply to the New Lodge buildings:

North (golf course)	0 feet
North (Northshore Plat Five – recreation area)	0 feet
South (16 th Road).....	25 feet
East (CCCL).....	0 feet
West (Northshore Plat Five/recreation area).....	0 feet
West (Northshore Plat Five/Ocean Towers and One Bedrooms at Hammock Beach Condominium Associations).....	20 feet

There shall be no setbacks from New Lodge horizontal improvements (hardscape, landscape, parking, signage, monumentation) to adjacent properties.

The following setbacks shall apply to the Expanded Conference Facilities:

Atlantic Ballroom Expansion – North Expansion

North (Ocean Crest Drive)	0 feet
South (Hammock Beach Club Condominium Association)	0 feet
East (One Bedrooms at Hammock Beach Club Condominium Association and Ocean Towers Condominium Association)	0 feet
West (Ocean Crest Drive)	20 feet (from R/W)

Ocean Ballroom Expansion – South Expansion

North (Hammock Beach Club Condominium Association)	0 feet
South (Ocean Towers Condominium Association)	0 feet

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East (One Bedrooms at Hammock Beach Club
Condominium Association) 0 feet

West (Ocean Crest Way) 36 feet (from centerline)

FINISHED FLOOR ELEVATION

The minimum finished floor elevation (FFE) of the New Lodge buildings shall be established at one foot above the 100-year flood elevation as represented by Flood Insurance Rate Maps, Community Panel Numbers 120085-0045-B and 120085-0035-C. Unconditioned and non-livable building areas and other site improvements shall not be required to meet the FFE development criteria.

The minimum finished floor elevation (FFE) of the Expanded Conference Facility buildings shall be established at one foot above the 100-year flood elevation as represented by Flood Insurance Rate Maps, Community Panel Numbers 120085-0045-B and 120085-0035-C. Unconditioned and non-livable building areas and other site improvements shall not be required to meet the FFE development criteria.

WETLAND BUFFERS

There are no wetlands adjacent to, or within, the New Lodge site or Expanded Conference Facilities area.

DUNE PRESERVATION AND CONSTRUCTION EASTWARD OF COASTAL CONSTRUCTION CONTROL LINE

The New Lodge Site Development Plan includes the proposed construction of a new shell cart path and elevated boardwalk eastward of the Coastal Construction Control Line (CCCL). All work eastward of the CCCL will be permitted through the Florida Department of Environmental Protection’s Bureau of Beaches and Coastal Systems, and a copy shall be provided to Flagler County.

Should LRA not obtain a permit for the work eastward of the CCCL, LRA will evaluate golf cart routing options and present the most preferred option to Flagler County for review. Such modification to the plan may be administratively approved by the Planning Director as a minor revision to the Site Development Plan.

LANDSCAPING

Style

The style of the Landscape design will be complementary to the Spanish / Mediterranean architecture, integrating a mixture of formal (structured & geometric) plantings at the courtyards and pool area and informal (romantic) on the perimeter and interface zones with the existing Resort landscape.

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The Plant Palette

The Plant Palette will provide a mixture of native and hardy coastal Florida plant materials similar to those plants that currently exist at the Resort and may generally include plants such as:

Live Oak	Sabal Palm
Saw Palmetto	Zamia
Oleander	Holly trees and shrubs
Viburnum	Flowering shrubs
Hardy Turf grasses (e.g. Bermuda, Zoysia, St. Aug.)	Evergreen Ground Covers such as Jasmine
Accent plants (e.g. Bougainvillea, Crinum Lilly, & Ornamental Grasses)	

Shade

Shade will be provided in the parking areas and in the guest areas using a mixture of Palms and Canopy trees. The shade will be focused on larger paved areas to maximize shade, reduce heat levels, and soften the aerial view of the surface course for resident, member, and guest comfort. Shade zones will also be created at the swimming pool area.

Arrival Zone

The New Lodge entry drive provides access for vehicular traffic to the main entrance plaza (Piazza) and reception area of the New Lodge, which is situated on the second building level. The arrival zone and entry drive will be a shaded and sequential space beginning with the entry ramp will be flanked by palms, shade trees, and flowering shrubs to accentuate the stately approach to the Piazza. The Piazza will be welcoming and warm, with returning members and guests greeted by a water feature, stately Palm Bosque, and a lush tropical planting on the perimeter of the Piazza.

Screening

Appropriate screening will be incorporated at the Back of House (BOH) / Services area, in the parking lot to buffer the putting course, at the ground level of the south tower to screen the adjacent park / beach access, and in the Parking lots to screen autos from 16th street and provide clear delineation between public and private property.

The Dune Crossover

To facilitate connectivity of golf course play between the golf course areas north and south of 16th Road, Dune Crossovers will be constructed. The Crossover structures will be strategically placed to minimize impact to the existing Dune system and will intersect the existing Beach access boardwalk system. The Crossovers will be designed to be similar to the existing crossover structures.

SIGNAGE

Signage for the New Lodge will include a freestanding Identification Sign (monument or pylon) located at the main drive entrance. The sign will be internally or externally illuminated and designed to complement the overall architectural design. Both vehicular and pedestrian directional signage will be used to move guests around the property. During completion of the project, construction signs listing the project information, along with the owner/developer and project team, will be displayed on the fencing surrounding the site.

TEMPORARY FACILITIES

In advance of demolition of the existing Lodge, during construction of the New Lodge, and until the New Lodge is operational, LRA will utilize existing areas of the Resort or proposed additional parking areas of the New Lodge for temporary operations and facilities, which may include mobile facilities, event style tents, renovation of structure spaces, repurposing of existing conditioned spaces. LRA will submit building permit applications for such temporary facilities and uses, which are necessary and hereby incorporated for approval herein.

WATER UTILITIES

The Dunes Community Development District (DCDD) is a unit of special government that provides essential infrastructure services to property owners within the District boundaries. The DCDD operates (1) potable water supply, treatment, storage, and delivery systems, affording fire protection, and (2) domestic wastewater collection, treatment, reuse, and disposal systems.

The DCDD currently provides potable water, wastewater, and reclaimed water service to Hammock Beach and the current Lodge. The DCDD has physical capacity to provide potable water, wastewater, and reclaimed water service to the New Lodge.

The DCDD's current consumptive use permit (CUP) number 51136 requires modification to increase the annual allocation to accommodate the additional use directly associated with the New Lodge and Expanded Conference Facilities. LRA will pursue and/or aid the DCDD in making application for, and obtaining, a modification to the CUP.

STORMWATER MANAGEMENT

The DCDD owns and operates the collection, conveyance, treatment and discharge of stormwater permitted by the St. Johns River Water Management District Management and Storage of Surface Waters (MSSW) System via Environmental Resource Permit 4-035-18433.

The MSSW system that serves Hammock Beach and affiliated developments with the HDDRI consists of 96 acres of interconnected man-made wet detention ponds. This system currently serves the Lodge and

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New Lodge and Expanded Conference Facilities
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appears to possess adequate capacity to serve the stormwater from the New Lodge; therefore no changes are proposed to the MSSW wet detention ponds. Should any changes to conveyance or treatment facilities arise through the permitting of the improvements through the St. Johns River Water Management District environmental resource permitting, LRA will incorporate such changes into land development or building permit applications LRA submits to Flagler County.

The New Lodge improvements will collect stormwater from the site and convey it to the existing drainage pipe network within the New Lodge site, 16th Road right of way, Northshore Plat Five, and the Ocean Course. The stormwater will flow by gravity directly to MSSW system Lakes 15, 16/19, and 23/24 for treatment, attenuation, and exfiltration or discharge.

No stormwater management system changes are required to accommodate the Expanded Conference Facilities, as the amount of impervious area related to these improvements will not increase.

TRANSPORTATION AND TRAFFIC

As previously discussed, in 2012 Admiral Corporation/ITT/ITTCDC, the Master Developer of the HDDRI, entered into an EBOA with the Flagler County Board of County Commissioners. The information produced and reviewed in order to reach agreement included several components, some generated by Admiral Corporation and others by Flagler County.

One of the documents produced in support of the EBOA concerned current and future traffic in and around the HDDRI, addressing levels of service for roadways and intersections, and projecting scenarios that may require additional improvements to the current roadway infrastructure. Admiral Corporation engaged Kimley Horn to prepare a traffic study, which was submitted to, and subsequently reviewed and approved by Flagler County (EBOA Traffic Study). The EBOA Traffic Study traffic study included projections for the addition of over 500 more residential units as future development within the HDDRI, and ultimately demonstrated and concluded that all intersection and roadway levels of service would remain favorable at build out without requiring any additional infrastructure (e.g. roadway widening, intersection signalization, etc.), except the intersection of Hammock Dunes Parkway and Camino Del Mar (at the main entrance to Hammock Dunes).

LRA, as a successor developer, proposing only a fraction of the additional units contemplated by the EBOA Traffic Study, and relying on the findings of the EBOA Traffic Study and the related approval of the Board of County Commissioners, does not propose any changes to the roadway system, as the existing system is adequate to meet the trips generated by the New Lodge and Expanded Conference Facilities.

As a related matter, LRA requests release of Performance Bond 20BCSAG6813 related to certain signalization improvements along State Road A1A. The EBOA Traffic Study determined that the subject intersections would not warrant signalization due to traffic generated within the HDDRI, as the conditions that would trigger the improvements will not be attained; therefore, the guaranty should be absolved.

16th ROAD

The New Lodge Site Development Plan proposes (1) new driveways along 16th Road, (2) repaving and realignment of a small area of the existing paved travel lanes and parking stalls without reduction in use, (3) installation of sidewalk within the 16th Road right of way, (4) removal, relocation, and replacement of the existing wooden cart bridge and reclaimed water main that span across the right of way, and (5) modification and enhancement of signage and landscaping within the right of way; all of which are depicted on the Site Plan maps. No changes to the 16th Road right of way are proposed or planned.

LRA will continue the practice of disallowing employees and vendors servicing Hammock Beach to park in the parking spaces situated at the eastern terminus of 16th Road.

PARKING

The Resort provides parking in the form of structured garages and grade level parking areas. There are currently one thousand three hundred ninety one (1,391) parking spaces to serve the residential and nonresidential mixed uses of the Resort. In accordance with applied County criteria, nine hundred and ten (910) parking spaces are supplied for residential uses and four hundred and twelve (412) spaces are required for other uses. The current parking areas provide sixty nine (69) spaces in excess of the calculated demand, as confirmed by County representatives.

In reality and practice, the current parking grossly exceeds demand, as the Resort routinely, at maximum occupancy and peak use periods, has several hundred empty parking spaces. This practical surplus of parking is explained by the inherent synergy of the Resort residential and nonresidential uses. There are 483 residential units at the Resort core, having one, two, three, or four bedrooms. Of the existing units, on average, 350 residential units are in the Resort's rental program. The large majority of Resort transactional business and amenity utilization derives from the members, property owners, and guests residing in the residential units located at the Resort core, most of which are within the Resort's rental program. Since these residential units are provided with parking spaces, additional spaces that may be appropriated for nonresidential uses remain substantially unutilized on a routine and continuing basis.

The current ratio of required nonresidential parking spaces to residential parking spaces is 0.45. As indicated above, this current ratio results in several hundred spaces unused during peak use periods and more than half of the spaces unused during average use periods. Applying the same ratio to the New Lodge, with 198 hotel rooms, an allocation of 50,000 square feet of conditioned amenity area (including expanded conference facilities adjacent to the One Bedrooms at Hammock Beach Club Condominium buildings, and adding 2 spaces per golf hole, the calculated parking demand would be three hundred twenty four (324) spaces, consisting of one hundred ninety eight (198) residential spaces and one hundred twenty six (126) ancillary amenity or nonresidential spaces. Applying the current surplus of sixty nine (69) spaces and the twenty five (25) spaces at the Ocean Course Turf Care building, the new Lodge would be required to provide two hundred thirty (230) spaces at the New Lodge site.

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Using conventional criteria, assigning required parking by the gross square footage of commercial space, the parking demand yields a different amount of parking spaces. For example, at one space per three hundred gross square feet of ancillary amenity conditioned area, approximately fifty thousand (50,000 SF), the nonresidential parking spaces would be calculated at one hundred sixty six (167) spaces. Adding this to the one hundred ninety eight (198) spaces for the hotel rooms and the thirty six (36) spaces for the golf holes, the total parking would total four hundred and one (401) spaces, then deducting the current surplus and turf care building parking spaces, the New Lodge site would need to provide three hundred and seven (307) spaces. While this is an alternate method, it is proven to be non-representative of the actual parking demands of a mixed use Resort like Hammock Beach. Creating additional parking spaces that are unutilized is costly, environmental unfriendly, and is generally not the highest and best use of real estate, and certainly not the highest and best use of Atlantic Ocean frontage real estate.

Therefore, considering the proposed elements of the New Lodge, the historical parking space utilization at Hammock Beach, and conventional parking requirement methodologies, the New Lodge parking plan includes a minimum of two hundred forty (240) spaces. The New Lodge site plan reflects parking that consists of approximately fifty (50) structured parking spaces and approximately one hundred ninety (190) grade parking spaces. Considering the volume of unused spaces in the Resort's current inventory, the proposed Lodge parking plan is conservative and accommodating. Nonetheless, the new plan also includes an additional ninety eight (98) grade parking spaces deemed surplus and provisional, in the unlikely event that Hammock Beach desires to increase the parking supply. The combination of the (a) primary Lodge spaces, (b) provisional (e.g. elective) Lodge parking spaces, (c) current surplus of sixty nine (69) spaces, and (d) twenty five (25) parking spaces at the turf care facility yields four hundred thirty two (432) spaces, which exceeds the total demand calculated using either methodology discussed above. The provisional spaces could be purposed to provide parking for future enhancements within existing Resort condominium buildings (e.g. Ocean Towers Phase III commercial spaces along the Grande Promenade) or additional conference space area contiguous to the One Bedrooms at Hammock Beach Club Condominium Association wings (within the proposed buildable setback limits).

CONCURRENCY AND VESTING

In accordance with the terms of the EBOA, referenced above, the New Lodge dwelling units and amenities shall be deemed concurrent and all transportation, off-site stormwater, school, park, public safety, and solid waste concurrency shall be deemed satisfied.

SITE DEVELOPMENT PLAN

Site Development Plans are hereby incorporated into the development criteria and are intended to graphically and generally depict improvements contemplated by and afforded by the development criteria. Site Development Plans in a Planned Unit Development are inherently limited in specificity, recognized as a preliminary tool and guide, and may require revision as designs progress.

BASIS OF DESIGN & DEVELOPMENT CRITERIA
New Lodge and Expanded Conference Facilities
Application for Site Development Plan Review In a PUD

EFFECTIVENESS and FLEXIBILITY

The Basis of Design & Development Criteria shall serve as the governing standards for improvement of the New Lodge and Expanded Conference Facilities described herein. Should any conflicts exist between the Site Development Plans and the narrative Basis of Design and Development Criteria, the narrative Basis of Design and Development Criteria shall prevail. LRA shall have the flexibility to modify the Site Development Plans without additional County approval provided any such revisions shall meet the narrative Basis of Design and Development Criteria established herein upon administrative confirmation by the Flagler County Planning Director, Growth Management Director, or County Administrator.

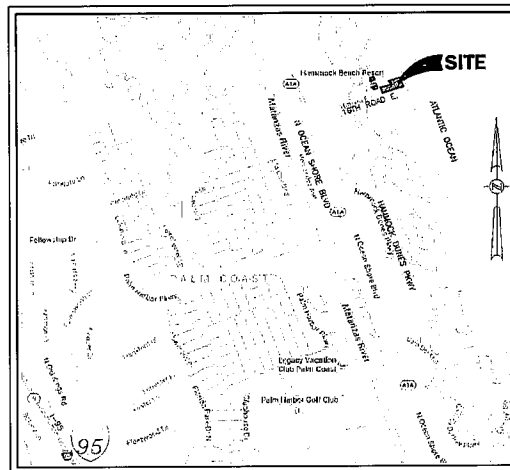
Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT NEW LODGE & EXPANDED CONFERENCE FACILITIES APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD 105 16th ROAD E. & 200 OCEAN CREST DRIVE PALM COAST, FLORIDA

OWNER: LRA HAMMOCK BEACH OCEAN, LLC
AND LRA NOHI, LLC
200 OCEAN DRIVE, SUITE 31
PALM COAST, FLORIDA 32137
PHONE: 386-246-5500
FAX: 386-246-5855

APPLICANT: SALAMANDER HOSPITALITY, LLC
10 NORTH PENDLETON STREET
MIDDLEBURY, VIRGINIA 20117
PHONE: 540-687-3710
FAX: 540-338-3117

ARCHITECT COOPER CARRY
191 PEACHTREE STREET, N.E. SUITE 2400
ATLANTA, GA 30303
PHONE: 404-237-2000
FAX: 404-237-0276



**SITE VICINITY MAP
NOT TO SCALE**

PLAN INDEX

- C-1 COVER SHEET
- C-2 SITE DEMOLITION PLAN
- C-3 OVERALL SITE PLAN
- C-4 SITE GEOMETRY PLAN
- C-5 PRELIMINARY SITE PAVING, GRADING
DRAINAGE and UTILITY PLAN

PERMITTING AGENCIES
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
FLAGLER COUNTY: SITE PLAN APPROVAL



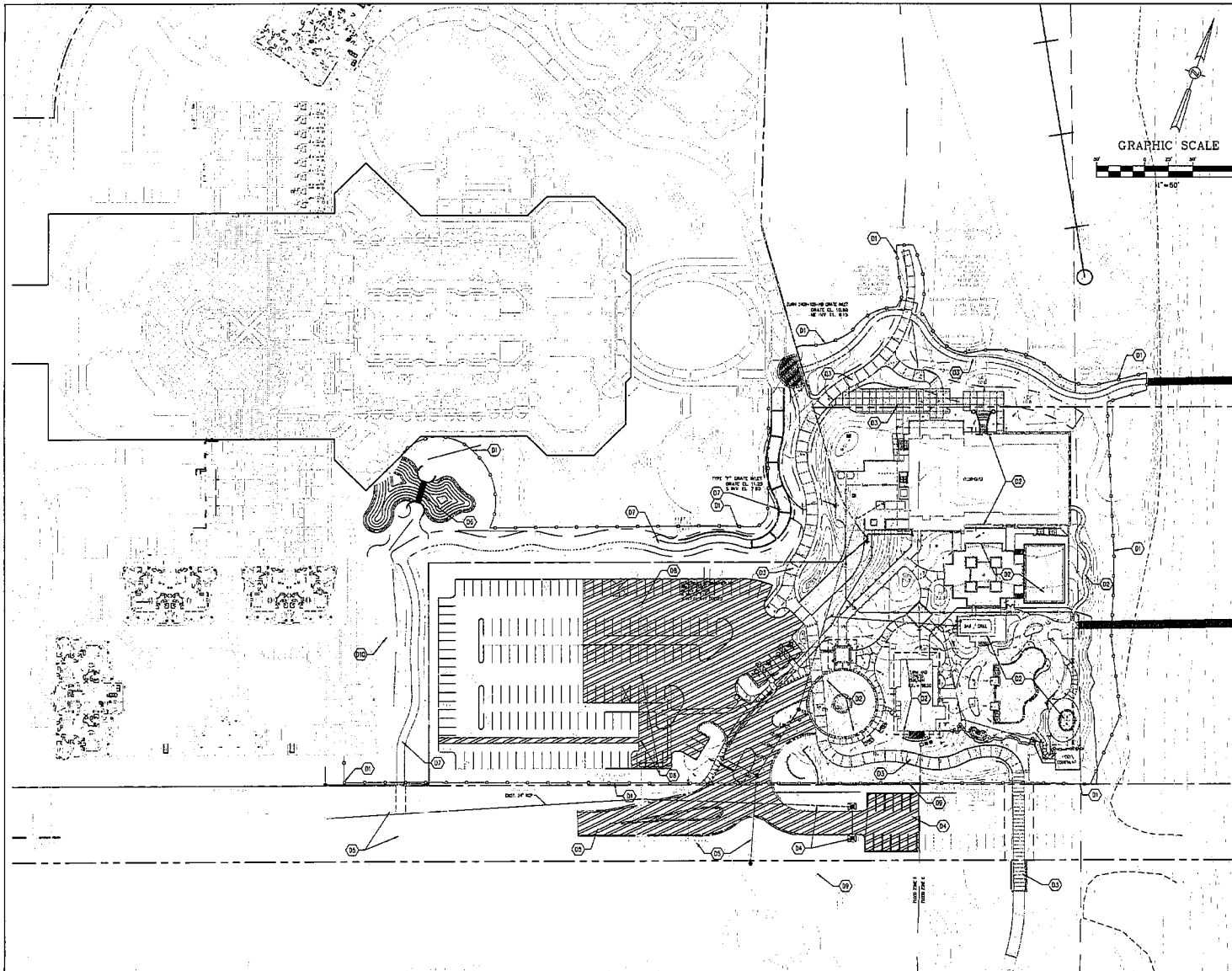
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB 00000005

JEAN M. ABU-SOUH, P.E.
LICENSE NO. 24829



DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL, EROSION CONTROL, MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO ATLEAST 93% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D 1557).
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-133 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO DIGGING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 356.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AS REQUIRED BY THE LOCAL JURISDICTION.

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT, CONCRETE & CURBING IN HATCHED AREAS.
- REMOVE EXISTING BUILDINGS, HARDSCAPE, UTILITIES AND AMENITIES IN HATCHED AREAS.
- SILT FENCE EROSION CONTROL BARRIER

DEMOLITION KEYNOTES

- D1. F.O.D.T. TYPE "M" SILT FENCE EROSION CONTROL BARRIER PER INDEX No. 102, TYPICAL.
- D2. DEMOLISH EXISTING BUILDING, POOL DECK & AMENITIES, ASSOCIATED INFRASTRUCTURE AND ROUNDABOUT.
- D3. DEMOLISH EXISTING BRIDGE AND GOLF CART PATH, GOLF CART PARKING AREA AND CART PATH PLUS RELOCATE EXISTING GOLF COURSE IRRIGATION LINE WITHIN GOLF CART BRIDGE.
- D4. REMOVE EXISTING PARKING PAVEMENT WITHIN 18TH ROAD R/W & DRAINAGE STRUCTURES AND PIPING.
- D5. REMOVE EXISTING PORTION OF 18TH ROAD PAVEMENT AND CURBING, DRAINAGE STRUCTURES, UTILITIES AND PIPING.
- D6. REMOVE WOODEN BRIDGE & FILL DEPRESSIONAL AREA.
- D7. REMOVE PORTION OF FIRE TRUCK ACCESS ROUTE.
- D8. REMOVE EXISTING UNDERGROUND STORMWATER PIPING AND ASSOCIATED PAVEMENT.
- D9. REMOVE WALL.
- D10. REMOVE AND REPLACE UNDERGROUND GAS TANKS AND REMOVE SIDEWALK AREA. COORDINATE WITH OWNER.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

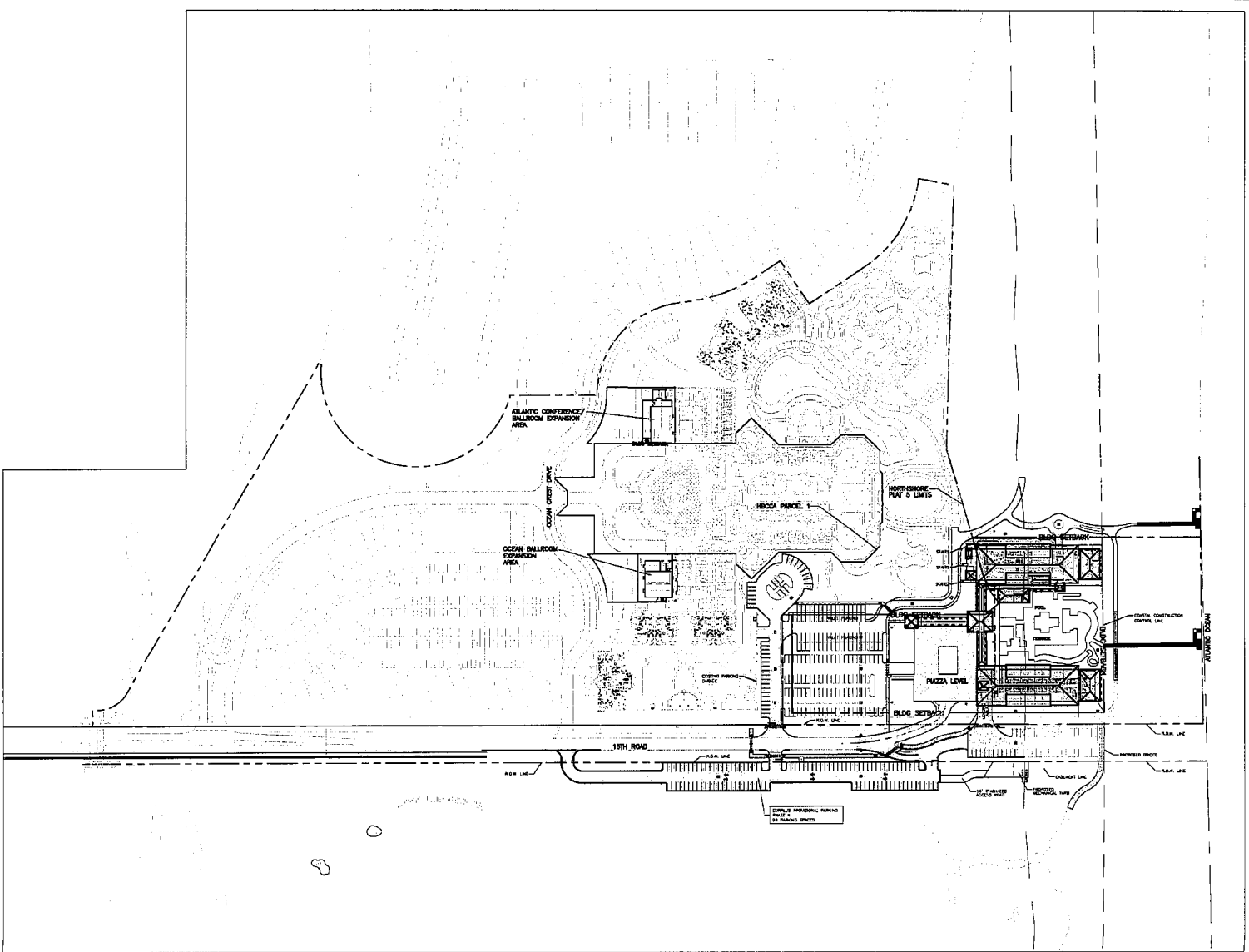
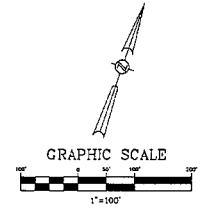
HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

SITE DEMOLITION PLAN			
PROJECT NO.	14-072	PROJECT BY	FLORIDA ENGINEERING GROUP, INC.
SCALE	1"=50'	CERTIFICATE NO.	15000022
DATE	AUGUST 27, 2014		
SHEET NO.	C-2		
DESIGNED BY	JAA	DRAWN BY	HA
CHECKED BY	JAA	APPROVED BY	JAA
		SHEET	2 OF 5

14-072_Plan04.dwg



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

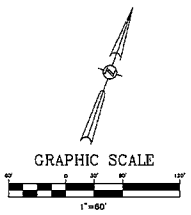
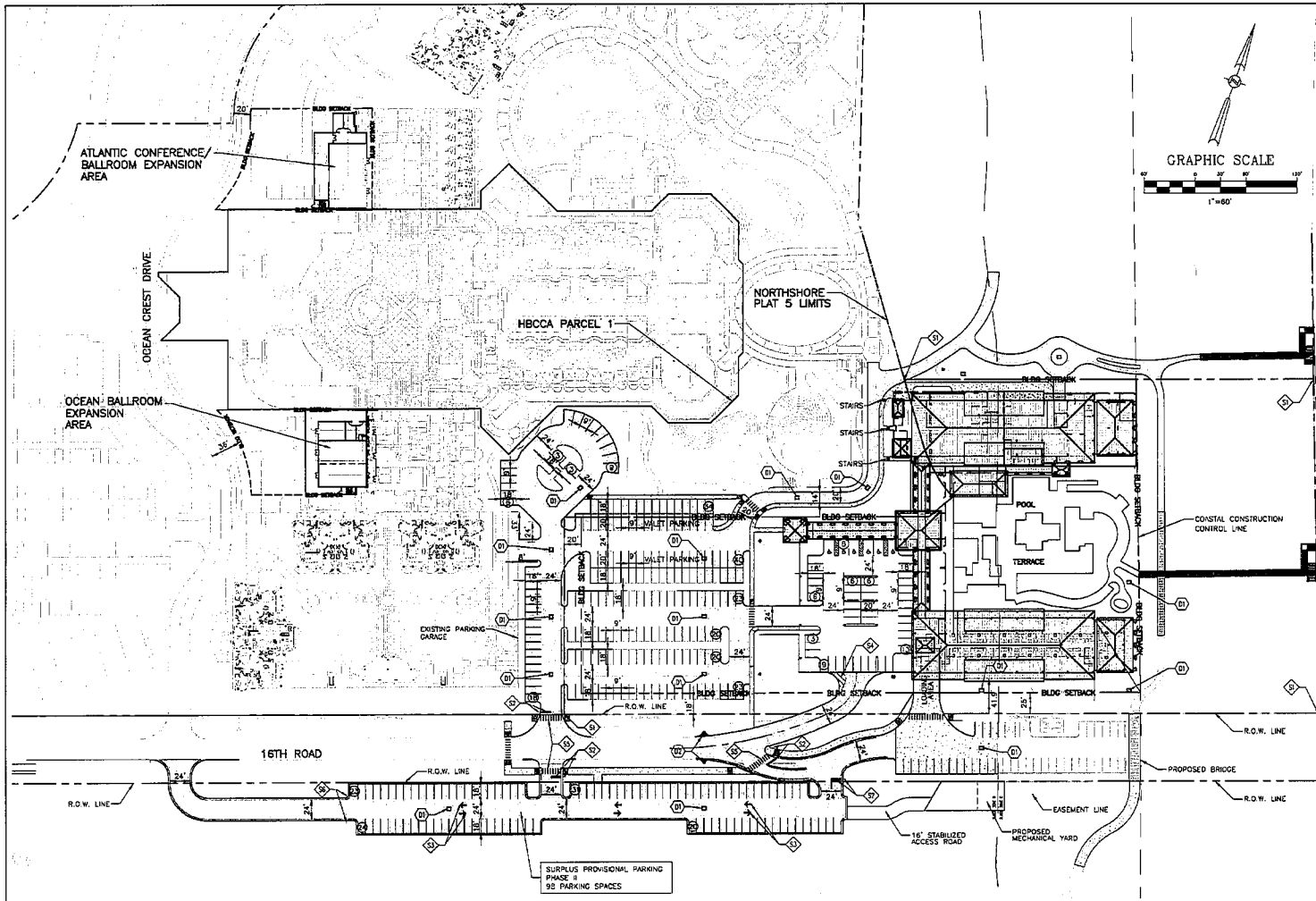
HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
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 Orlando, FL 32809
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 Fax: 407-895-0325
 www.feg-inc.us

OVERALL SITE PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA
PROJECT NO. 14-072			SCALE 1"=100'
DATE AUGUST 27, 2014			SHEET NO. C-3
SHEET 3 OF 5			

FLORIDA ENGINEERING GROUP, INC.
 CERTIFICATE NO. FB 000653
 JAA is a Licensed Professional Engineer
 LICENSE NO. 45328
 14-072_PalmHortDev.dwg



SITE DATA

PROPERTY LOCATION: 105 16TH ROAD E. & 200 OCEAN CREST DRIVE
PALM COAST, FLORIDA
8.0± ACRES

PROJECT AREA:

PROPERTY FUTURE LAND USE DESIGNATION: MUL-MIXED USE LOW INTENSITY

ZONING: LOW/MEDIUM DENSITY PUD

EXISTING USE: GOLF CLUBHOUSE/COMMERCIAL

PROPOSED USES:

- NEW 198 ROOM LODGE WITH RESTAURANT AND GOLF CLUBHOUSE
- NEW BALLROOM /CONFERENCE EXPANSION

PROPOSED GROSS FLOOR AREA:

NEW LODGE	171,128 S.F.
ATLANTIC BALLROOM/CONFERENCE EXPANSION	7,350 S.F.
OCEAN BALLROOM/CONFERENCE EXPANSION	6,350 S.F.
PROPOSED TOTAL GROSS FLOOR AREA:	184,828 S.F.

MAXIMUM ALLOWABLE BUILDING HEIGHT (NEW LODGE) 75'

PROPOSED BUILDING HEIGHT 74'

BUILDING SETBACKS REQUIRED

NEW LODGE:	
NORTH (GOLF COURSE)	0'
NORTH (NORTHSHORE PLAT 5)	0'
SOUTH (16TH ROAD)	25'
EAST (COASTAL CONSTRUCTION CONTROL LINE CCCL)	0'
WEST (NORTHSHORE PLAT 5)	0'
WEST (NORTHSHORE PLAT 5 -RECREATION)	20'
WEST (NORTHSHORE PLAT 5 -OCEAN TOWERS)	20'

ATLANTIC BALLROOM/CONFERENCE EXPANSION

NORTH (OCEAN CREST DRIVE)	0'
SOUTH (HAMMOCK BEACH CLUB CONDO)	0'
EAST (ONE BEDROOMS AT HAMMOCK BEACH CLUB)	0'
WEST (OCEAN CREST DRIVE)	20' FROM R/W

OCEAN BALLROOM/CONFERENCE EXPANSION

NORTH (HAMMOCK BEACH CLUB CONDO ASSOC.)	0'
SOUTH (OCEAN TOWERS CONDO ASSOC.)	0'
EAST (ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDO ASSOC.)	0'
WEST (OCEAN CREST WAY)	35' FROM E. OF ROAD

SITE AREA CALCULATIONS

BUILDING FOOTPRINTS	56,565 ±S.F.		
POOL & DECK FOOTPRINTS	24,841 ±S.F.		
GARAGE BUILDING FOOTPRINTS	20,569 ±S.F.		
PAVING	98,366 ±S.F.		
SIDEWALK	19,847 ±S.F.		
IMPERVIOUS AREA	220,108 ±S.F.	5.05 ±AC.	63.19 %
PERVIOUS AREA	128,292 ±S.F.	2.95 ±AC.	36.81 %
TOTAL SITE AREA	348,400 ±S.F.	8.00 ±AC.	100.00 %

PARKING PROVIDED

STANDARD PARKING SPACES	242 SPACES
HANDICAP PARKING	6 SPACES
TOTAL PARKING PROVIDED	248 SPACES
SURPLUS PROVISIONAL PARKING (FUTURE PHASE II)	
STANDARD PARKING SPACES	98 SPACES

FLOOD ZONE
FLOOD ZONE AE PER FEMA F.I.R.M. PANELS 12035C0131D ELEVATION 11.00' AND 12035C0127D ELEVATION 10.00' DATED: JULY 17, 2009.

LEGEND

[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	NEW CONCRETE PAVEMENT
[Symbol]	NEW PAVERS

STORMWATER SYSTEM:
THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH FLAHLER COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (PERMIT# 4-035-18433-13)

DEVELOPMENT PHASING
PROJECT WILL BE DEVELOPED IN ONE PHASE WITH THE EXCEPTION OF THE SURPLUS PROVISIONAL PARKING WHICH MAY BE BUILT AT A LATER DATE.

LEGEND:

- ① F.D.O.T. DRAINAGE INLET
- ② F.D.O.T. CURB INLET
- ③ PROPOSED HYDRANT

◆ SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
- S2. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S3. DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S4. CORE STRIPING PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S5. CROSSWALK PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S6. DO NOT ENTER SIGN.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
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FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA
PROJECT NO	SCALE	DATE	DRAWN FOR
14-072	1"=60'	AUGUST 27, 2014	C-4
SHEET 4 OF 5		FLORIDA ENGINEERING GROUP INC. LICENSE NO. 18-0006655	

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:
Orlando L. Evora, Esquire
Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801
(407) 420-1000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 21st day of December, 2006, by **CENTEX HOSPITALITY GROUP, LLC, a Delaware limited liability company** (hereinafter called the "Grantor"), whose address is 1064 Greenwood Boulevard, Suite 124, Lake Mary, Florida 32746, to **GINN-LA HAMMOCK BEACH OCEAN LTD., LLLP, a Georgia limited liability limited partnership** (hereinafter called the "Grantee"), whose address is 1 Hammock Beach Parkway, Palm Coast, Florida 32137, and whose taxpayer identification number is 20-8026598.

WITNESSETH:

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida (the "Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2006 and those permitted encumbrances described in Exhibit "B" attached hereto and incorporated herein by reference; provided, however, this reference shall not serve to reimpose the same.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered
in the presence of:

CENTEX HOSPITALITY GROUP,
LLC, a Delaware limited liability
company

Karen H. Russell

Print Name: Karen H. Russell

Joseph Coker

Print Name: Joseph Coker

By: J.C.S.

Name: Joel C. Sowers, Jr.

Title: President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of December, 2006, by Joel C. Sowers, Jr. as President of CENTEX HOSPITALITY GROUP, LLC, a Delaware limited liability company, on behalf of the company. She is personally known to me, or has produced FL Drivers License as identification.

[Affix Notary Stamp/Seal]

Karen H. Russell

NOTARY PUBLIC

Print Name: Karen H. Russell

My Commission Expires:

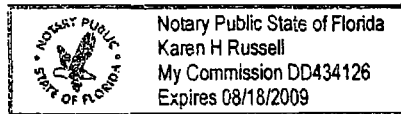


EXHIBIT "A"

THE PROPERTY

All of Plat of OCEAN HAMMOCK GOLF COURSE, according to the Plat thereof as recorded in Plat Book 33, Pages 11 through 18, Public Records of Flagler County, Florida, LESS AND EXCEPT any portion of said lands conveyed to Dunes Community Development District in Official Records Book 1167, Page 1711, Public Records of Flagler County, Florida.

RETURN TO:
FIDELITY TITLE
2233 Lee Rd
Suite 110
WINTER PARK, FL 32789

This Document Prepared by:
Robert W. Reardon
1600 Atlanta Financial Center
3343 Peachtree Road
Atlanta, GA 30326

Inst No:99029734 Date:12/15/1999
Doc Stamp-Deed : 87500.00
SYD CROSBY, FLAGLER County
By: M. Stevens D.C. Time:16:01:22

OFF REC 0677 PAGE 1278

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 15th day of DECEMBER, 1999, between ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware Corporation, ("Grantor") and NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., a Georgia limited partnership ("Grantee") whose address is 12 Office Park Drive, Palm Coast, Florida 32137.

Reserved for Recording Information

WITNESSETH

THAT Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, receipt of which is acknowledged, does hereby grant and convey to the Grantee all that land in Flagler County, Florida, specifically described as follows:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD THE SAME in fee simple, subject to the following covenants, restrictions, agreements, reservations and limitations:

- (a) All laws ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities.
- (b) Covenants, declarations, easements, restrictions, liens and assessments of record.
- (c) Facts which would be disclosed by a survey or personal inspection of the land.
- (d) Taxes for the year of conveyance and thereafter.
- (e) The restrictions attached hereto as Exhibit B and made a part hereof.

AND GRANTOR does hereby warrant the title to said lands, and will defend the same against all persons claiming by, through or under Grantor, but against none other.

[Signatures and acknowledgments on next page]

IN WITNESS WHEREOF, the Grantor has executed this deed in its corporate name and its corporate seal has been affixed on the date set forth above.

WITNESSES:

Victoria P. Gard
Print Name: VICTORIA P GARD

Joseph O'Shields
Print Name: Joseph O'Shields

ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation

By: James E. Gardner
James E. Gardner, President

Attest: Robert G. Cuff
Robert G. Cuff, Secretary

Address for all signatories is:
ITT Community Development Corporation
1 Corporate Drive
Palm Coast, Florida 32151

STATE OF FLORIDA
COUNTY OF ~~FLASLER~~ VOLUSIA

The foregoing instrument was acknowledged before me this 15th day of DECEMBER 1999 by James E. Gardner and Robert G. Cuff, the President and Secretary, respectively, of ITT Community Development Corporation, a Delaware corporation, on behalf of the corporation. They are known to me and did not take an oath.

Victoria P. Gard

Notary Public, State of Florida
Printed name: _____
My commission expires: _____
(SEAL)



Victoria P. Gard
MY COMMISSION #CC553028 EXPIRES
JUNE 1, 2000
BONDED THROUGH TROY FAIR INSURANCE, INC.

UNOFFICIAL DOCUMENT

EXHIBIT "A"LEGAL DESCRIPTIONDEVELOPMENT AREA C:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT SECTIONS 20, 21, 28, 29 AND 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 16TH ROAD (AN 80.00 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA; THENCE N71°10'52"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD A DISTANCE OF 98.10 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD N20°47'52"W A DISTANCE OF 142.41 FEET; THENCE N17°50'12"W A DISTANCE OF 113.97 FEET; THENCE N03°41'59"W A DISTANCE OF 195.76 FEET; THENCE N07°50'10"W A DISTANCE OF 175.05 FEET; THENCE N13°14'09"E A DISTANCE OF 52.18 FEET; THENCE N07°36'55"E A DISTANCE OF 55.29 FEET; THENCE N09°12'42"W A DISTANCE OF 120.77 FEET; THENCE N08°15'57"E A DISTANCE OF 103.66 FEET; THENCE N06°54'06"W A DISTANCE OF 211.51 FEET; THENCE N15°04'13"W A DISTANCE OF 166.16 FEET; THENCE N00°17'49"E A DISTANCE OF 127.19 FEET; THENCE N05°34'25"W A DISTANCE OF 92.88 FEET; THENCE N21°19'39"W A DISTANCE OF 154.78 FEET; THENCE N36°46'01"W A DISTANCE OF 100.09 FEET; THENCE N31°12'25"W A DISTANCE OF 140.61 FEET; THENCE N24°28'06"W A DISTANCE OF 104.57 FEET; THENCE N28°30'24"W A DISTANCE OF 166.46 FEET; THENCE N55°59'44"W A DISTANCE OF 119.15 FEET; THENCE N23°58'57"W A DISTANCE OF 160.70 FEET; THENCE N48°19'38"W A DISTANCE OF 109.90 FEET; THENCE N13°27'28"W A DISTANCE OF 107.80 FEET; THENCE N77°16'02"W A DISTANCE OF 146.92 FEET; THENCE N13°02'02"E A DISTANCE OF 62.83 FEET; THENCE S68°46'59"E A DISTANCE OF 108.95 FEET; THENCE N68°58'46"E A DISTANCE OF 72.14 FEET; THENCE N09°57'13"E A DISTANCE OF 99.69 FEET; THENCE N00°32'26"E A DISTANCE OF 129.44 FEET; THENCE N12°49'52"W A DISTANCE OF 115.20 FEET; THENCE N12°53'10"W A DISTANCE OF 143.83 FEET; THENCE N22°58'43"W A DISTANCE OF 100.23 FEET; THENCE N33°40'33"W A DISTANCE OF 54.84 FEET; THENCE N59°29'29"W A DISTANCE OF 55.90 FEET; THENCE S70°55'53"W A DISTANCE OF 83.76 FEET; THENCE N33°35'46"W A DISTANCE OF 96.46 FEET; THENCE N26°44'08"E A DISTANCE OF 76.05 FEET; THENCE N65°59'46"E A DISTANCE OF 153.54 FEET; THENCE N00°45'31"E A DISTANCE OF 59.23 FEET; THENCE N74°25'41"W A DISTANCE OF 142.71 FEET; THENCE S54°44'52"W A DISTANCE OF 98.62 FEET; THENCE N89°40'32"W A DISTANCE OF 103.81 FEET; THENCE S69°59'06"W A DISTANCE OF 177.44 FEET; THENCE N21°56'40"W A DISTANCE OF 190.10 FEET; THENCE N72°09'58"E A DISTANCE OF 73.27 FEET; THENCE N25°21'31"E A DISTANCE OF 51.98 FEET; THENCE N44°34'56"E A DISTANCE OF 278.74 FEET; THENCE N05°03'34"E A DISTANCE OF 40.80 FEET; THENCE S79°47'45"W A DISTANCE OF 260.43 FEET; THENCE S70°06'51"W A DISTANCE OF 123.21 FEET; THENCE N19°15'37"W A DISTANCE OF 87.11 FEET; THENCE N73°37'08"E A DISTANCE OF 91.79 FEET; THENCE N11°27'27"E A DISTANCE OF 47.51 FEET; THENCE N75°15'40"E A DISTANCE OF 211.80 FEET; THENCE N12°02'29"E A DISTANCE OF 47.21 FEET; THENCE N64°48'00"W A DISTANCE OF 187.66 FEET; THENCE S03°55'05"W A DISTANCE OF 72.44 FEET; THENCE N67°38'26"W A DISTANCE OF 185.17 FEET; THENCE N22°18'22"W A DISTANCE OF 198.89 FEET; THENCE N37°45'16"E A DISTANCE OF 134.01 FEET; THENCE N65°09'24"E A DISTANCE OF 109.14 FEET; THENCE S77°29'34"E A DISTANCE OF 172.44 FEET; THENCE S88°35'19"E A DISTANCE OF 447.89 FEET; THENCE N89°20'43"E A DISTANCE OF 429.08 FEET; THENCE S86°58'40"E A DISTANCE OF 25.39 FEET; THENCE S06°40'40"E A DISTANCE OF 55.03 FEET; THENCE S02°29'33"E A DISTANCE OF 96.87 FEET; THENCE S08°53'19"E A DISTANCE OF 107.15 FEET; THENCE S06°53'10"E A DISTANCE OF 100.44 FEET; THENCE S52°35'51"E A DISTANCE OF 21.71 FEET; THENCE S15°35'15"E A DISTANCE OF 168.91 FEET; THENCE

S50°22'42"E A DISTANCE OF 96.96 FEET; THENCE S34°36'29"E A DISTANCE OF 39.71 FEET; THENCE S02°36'13"E A DISTANCE OF 53.35 FEET; THENCE S08°23'02"E A DISTANCE OF 69.12 FEET; THENCE S07°15'53"E A DISTANCE OF 81.92 FEET; THENCE S02°29'07"E A DISTANCE OF 61.48 FEET; THENCE S05°23'23"W A DISTANCE OF 65.53 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 25.94 FEET, A CENTRAL ANGLE OF 08°29'40" AND A CHORD BEARING S26°54'59"W, 25.92 FEET TO A POINT OF TANGENCY; THENCE S22°40'09"W A DISTANCE OF 393.07 FEET; THENCE S11°04'19"E A DISTANCE OF 653.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 70.03 FEET, A CENTRAL ANGLE OF 22°55'40" AND A CHORD BEARING S22°32'11"E, 69.56 FEET TO A POINT OF TANGENCY; THENCE S34°00'03"E A DISTANCE OF 792.50 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 218.37 FEET, A CENTRAL ANGLE OF 166°49'20" AND A CHORD BEARING N63°30'31"E, 149.01 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE ALONG SAID NON-TANGENT LINE N19°38'18"W A DISTANCE OF 780.25 FEET; THENCE N11°04'19"W A DISTANCE OF 533.84 FEET; THENCE N22°40'09"E A DISTANCE OF 395.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 128.90 FEET, A CENTRAL ANGLE OF 98°28'33" AND A CHORD BEARING N71°54'26"E, 113.61 FEET TO A POINT OF TANGENCY; THENCE S58°51'18"E A DISTANCE OF 603.47 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 43.86 FEET, A CENTRAL ANGLE OF 14°21'41" AND A CHORD BEARING S66°02'09"E, 43.75 FEET TO A POINT OF TANGENCY; THENCE S73°12'59"E A DISTANCE OF 277.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 154.45 FEET, A CENTRAL ANGLE OF 177°59'19" AND A CHORD BEARING S14°13'19"E, 128.57 FEET TO A POINT OF TANGENCY; THENCE S44°46'20"W A DISTANCE OF 348.79 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 116.40 FEET, A CENTRAL ANGLE OF 38°06'36" AND A CHORD BEARING S25°45'31"W, 114.27 FEET TO A POINT OF TANGENCY; THENCE S06°42'19"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 549.78 FEET, A CENTRAL ANGLE OF 180°00'00" AND A CHORD BEARING S83°17'41"E, 350.00 FEET TO A POINT OF TANGENCY; THENCE N06°42'19"E A DISTANCE OF 94.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 109.65 FEET, A CENTRAL ANGLE OF 41°53'06" AND A CHORD BEARING N27°38'52"E, 107.23 FEET TO A POINT OF TANGENCY; THENCE N48°35'24"E A DISTANCE OF 166.48 FEET; THENCE N67°13'50"E A DISTANCE OF 248.67 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 78.81 FEET, A CENTRAL ANGLE OF 45°09'27", AND A CHORD BEARING S30°40'19"E, 76.79 FEET TO A POINT OF TANGENCY; THENCE S08°05'36"E A DISTANCE OF 653.77 FEET; THENCE S17°16'33"E A DISTANCE OF 629.08 FEET; THENCE S34°42'17"E A DISTANCE OF 277.51 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 74.39 FEET, A CENTRAL ANGLE OF 24°21'25" AND A CHORD BEARING S47°18'23"E, 73.84 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE ALONG SAID NON-TANGENT LINE S30°30'55"W A DISTANCE OF 36.85 FEET; THENCE S71°10'52"W A DISTANCE OF 430.00 FEET; THENCE S18°49'08"E A DISTANCE OF 236.00 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF 16TH ROAD; THENCE S71°10'52"W A DISTANCE OF 1822.46 FEET TO THE AFOREMENTIONED EAST LINE OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT SECTIONS 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 16TH ROAD (AN 80.00 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA; THENCE N71°10'52"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD, A DISTANCE OF 98.10 FEET; THENCE CONTINUING N71°10'52"E ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD, A DISTANCE OF 374.28 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD N01°27'28"W A DISTANCE OF 38.10 FEET TO A NON-TANGENT CURVE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 152.66 FEET, A CENTRAL ANGLE OF 116°37'12" AND A CHORD BEARING N61°26'40"W, 127.64 FEET TO A POINT OF TANGENCY; THENCE N03°08'04"W A DISTANCE OF 786.71 FEET; THENCE N07°43'27"W A DISTANCE OF 492.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 549.78 FEET, A CENTRAL ANGLE OF 180°00'00" AND A CHORD BEARING N82°16'33"E, 350.00 FEET TO A POINT OF TANGENCY; THENCE S07°43'27"E A DISTANCE OF 500.00 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 57.88 FEET, A CENTRAL ANGLE OF 18°57'04" AND A CHORD BEARING S01°45'05"W, 57.62 FEET TO A POINT OF TANGENCY; THENCE S11°13'57"W A DISTANCE OF 793.72 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 64.17 FEET, A CENTRAL ANGLE OF 49°01'06" AND A CHORD BEARING S35°44'11"W, 62.23 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

UNOFFICIAL DOCUMENT

This Document Prepared by:
Robert W. Reardon
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road
Atlanta, GA 30326

RESERVED FOR RECORDING

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3 day of November, 2004, by **NORTHSHORE OCEAN HAMMOCK INVESTMENT LTD., LLLP**, a Georgia limited liability limited partnership ("Grantor"), whose address is 215 Celebration Place, Suite 200, Celebration, Florida 34747, to and in favor of **HAMMOCK BEACH III, LLC** a Georgia limited liability company ("Grantee"), whose address is 215 Celebration Place, Suite 200, Celebration, Florida 34747.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby grant, bargain, sell, alien, remise, release, confirm and convey to the Grantee and its successors and assigns all that land in Flagler County, Florida, specifically described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER WITH all rights, privileges, easements, tenements, hereditaments, and appurtenances belonging or appertaining thereto.

TO HAVE AND TO HOLD THE SAME in fee simple forever, subject to the following covenants, restrictions, agreements, reservations and limitations:

- (a) All applicable laws, ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities.
- (b) Taxes for the year of conveyance and thereafter.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property and does hereby fully warrant the title to said lands, and will defend the same against the claim of all persons claiming by, through or under Grantor, but against none other.

Tax ID # 041131-3605-00020-0000
041131-3605-00030-0000
041131-3605-00040-0000

EXHIBIT A

Legal Description

FCC RD

LEGAL DESCRIPTION – PARCEL 1:

ALL OF PARCEL 2 AND A PORTION OF PARCEL 1A & A PORTION OF PARCEL C, NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTHWESTERLY CORNER OF SAID PARCEL 2 WITH THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN CREST DRIVE (A 30' PRIVATE R/W) AND ALSO BEING THE NORTHWEST CORNER OF NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S52°37'58"E ALONG THE NORTHERLY LINE OF SAID NORTHSHORE PLAT FIVE FOR A DISTANCE OF 110.00 FEET; THENCE S25°25'12"W AND DEPARTING SAID NORTHERLY LINE OF NORTHSHORE PLAT FIVE FOR A DISTANCE OF 21.93 FEET; THENCE S04°13'32"E FOR A DISTANCE OF 2.75 FEET; THENCE S49°13'32"E FOR A DISTANCE OF 10.55 FEET; THENCE S04°13'32"E FOR A DISTANCE OF 10.81 FEET; THENCE S40°46'28"W FOR A DISTANCE OF 10.81 FEET; THENCE S85°46'28"W FOR A DISTANCE OF 6.67 FEET; THENCE S40°46'28"W FOR A DISTANCE OF 6.27 FEET; THENCE S49°13'32"E FOR A DISTANCE OF 9.28 FEET; THENCE S40°46'28"W FOR A DISTANCE OF 7.00 FEET; THENCE S49°15'16"E FOR A DISTANCE OF 3.71 FEET; THENCE S24°48'53"E FOR A DISTANCE OF 26.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 142.06 FEET, A RADIUS OF 105.25 FEET, A CENTRAL ANGLE OF 77°20'05", A CHORD BEARING OF S29°28'05"W AND A CHORD DISTANCE OF 131.52 FEET TO A POINT; THENCE S83°45'03"W NON-TANGENTIAL TO SAID CURVE FOR A DISTANCE OF 23.71 FEET; THENCE S15°07'24"W FOR A DISTANCE OF 1.97 FEET; THENCE S60°07'24"W FOR A DISTANCE OF 4.73 FEET; THENCE S17°17'15"E FOR A DISTANCE OF 5.02 FEET; THENCE S71°18'31"W FOR A DISTANCE OF 111.71 FEET; THENCE N18°17'30"W FOR A DISTANCE OF 1.35 FEET; THENCE S71°12'16"W FOR A DISTANCE OF 7.97 FEET; THENCE N18°17'30"W FOR A DISTANCE OF 1.35 FEET; THENCE S71°12'16"W FOR A DISTANCE OF 16.90 FEET; THENCE S18°17'30"E FOR A DISTANCE OF 1.70 FEET; THENCE S71°42'30"W FOR A DISTANCE OF 7.97 FEET; THENCE S18°48'10"E FOR A DISTANCE OF 8.10 FEET; THENCE S71°11'50"W FOR A DISTANCE OF 1.55 FEET; THENCE S18°30'04"E FOR A DISTANCE OF 16.84 FEET; THENCE N71°11'50"E FOR A DISTANCE OF 1.64 FEET; THENCE S18°48'10"E FOR A DISTANCE OF 8.05 FEET; THENCE N71°10'43"E FOR A DISTANCE OF 8.08 FEET; THENCE S18°49'17"E FOR A DISTANCE OF 1.60 FEET; THENCE N70°43'57"E FOR A DISTANCE OF 1.95 FEET; THENCE N19°16'03"W FOR A DISTANCE OF 0.25 FEET; THENCE N70°43'57"E FOR A DISTANCE OF 2.66 FEET; THENCE S18°49'17"E FOR A DISTANCE OF 28.81 FEET; THENCE S71°10'43"W FOR A DISTANCE OF 5.09 FEET; THENCE S18°54'49"E FOR A DISTANCE OF 31.13 FEET; THENCE N71°10'43"E FOR A DISTANCE OF 5.04 FEET; THENCE S18°49'17"E FOR A DISTANCE OF 30.70 FEET; THENCE S71°10'52"W FOR A DISTANCE OF 163.63 FEET; THENCE S18°49'08"E FOR A DISTANCE OF 73.76 FEET; THENCE S71°10'52"W FOR A DISTANCE OF 81.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 88.38 FEET, A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 49°29'38", A CHORD BEARING OF N08°24'34"E AND A CHORD DISTANCE OF 83.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 117.93 FEET, A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 51°58'31", A CHORD BEARING OF N07°10'08"E AND A CHORD DISTANCE OF 113.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 294.80 FEET, A RADIUS OF 199.75 FEET, A CENTRAL ANGLE OF 84°33'34", A CHORD BEARING OF N23°17'43"E AND A CHORD DISTANCE OF 268.76 FEET

TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 171.90 FEET, A RADIUS OF 351.63 FEET, A CENTRAL ANGLE OF 28°00'33", A CHORD BEARING OF N51°26'19"E AND A CHORD DISTANCE OF 170.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N37°22'02"E FOR A DISTANCE OF 55.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

G:\@JOB-DOC\@T2002\T2024GINN-E Ocean Towers\LEGAL DESCRIPTION BD3.doc

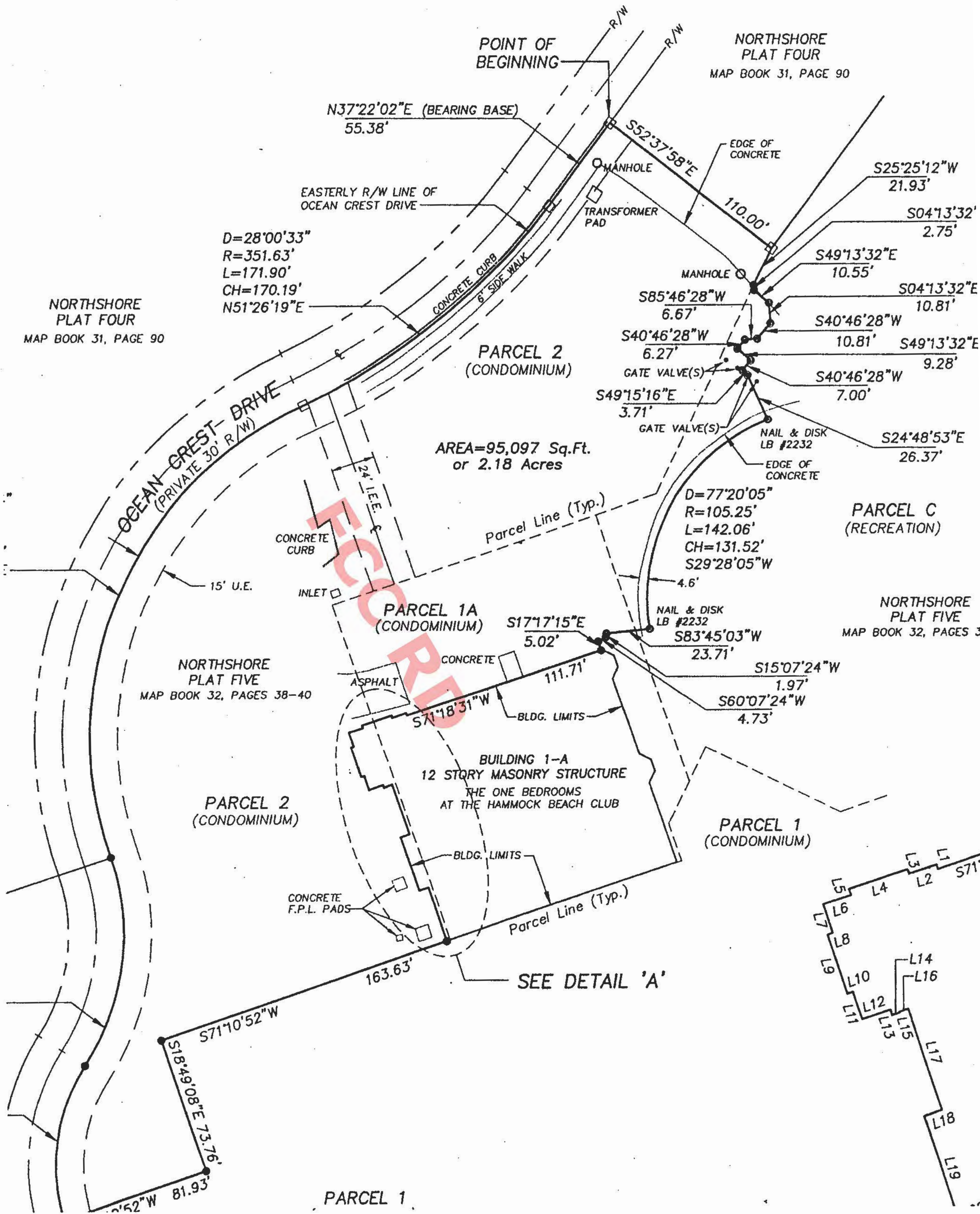
FCCRD

LEGAL DESCRIPTION – PARCEL 2:

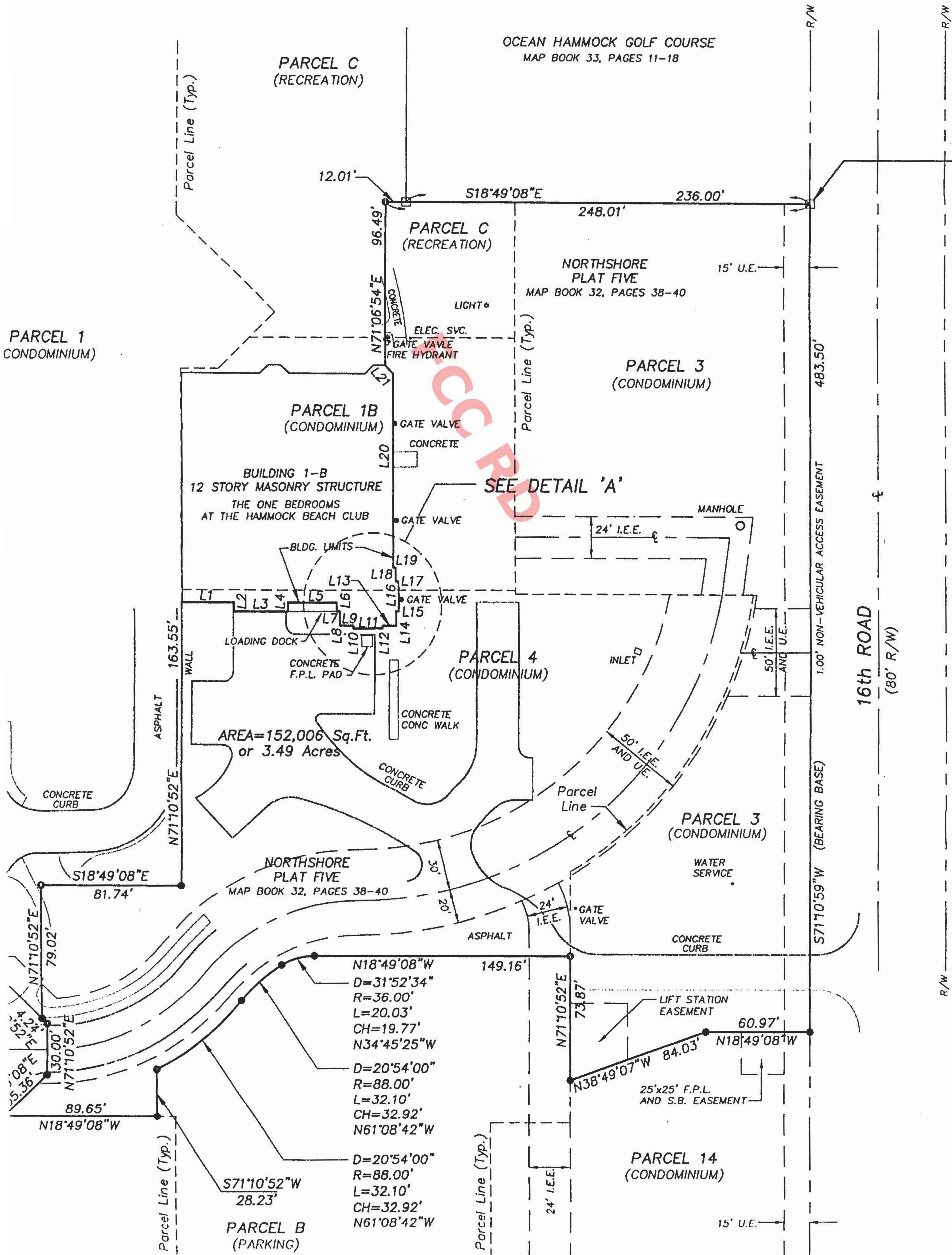
ALL OF PARCEL 3 AND A PORTION OF PARCELS 1B, PARCEL 4 AND PARCEL C, NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTHEASTERLY CORNER OF SAID PARCEL 3 WITH THE WESTERLY RIGHT-OF-WAY LINE OF 16TH ROAD (A 80' R/W) AND ALSO BEING THE NORTHEAST CORNER OF NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S71°10'59"W ALONG THE WESTERLY LINE OF SAID 16TH ROAD FOR A DISTANCE OF 483.50 FEET; THENCE N18°49'08"W AND DEPARTING SAID WESTERLY LINE OF 16TH ROAD FOR A DISTANCE OF 60.97 FEET; THENCE N38°49'07"W FOR A DISTANCE OF 84.03 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 73.87 FEET; THENCE N18°49'08"W FOR A DISTANCE OF 149.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 20.03 FEET, A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 31°52'34", A CHORD BEARING OF N34°45'25"W AND A CHORD DISTANCE OF 19.77 FEET TO THE POINT OF A COMPOUND CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 32.10 FEET, A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 20°54'00", A CHORD BEARING OF N61°08'42"W AND A CHORD DISTANCE OF 32.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 32.10 FEET, A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 20°54'00", A CHORD BEARING OF N61°08'42"W AND A CHORD DISTANCE OF 32.92 FEET TO A POINT; THENCE RUN S71°10'52"W NON-TANGENTIAL TO SAID CURVE FOR A DISTANCE OF 28.23 FEET; THENCE N18°49'08"W FOR A DISTANCE OF 89.65 FEET; THENCE S63°49'08"E FOR A DISTANCE OF 35.36 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 30.00 FEET; THENCE N26°10'52"E FOR A DISTANCE OF 4.24 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 79.02 FEET; THENCE S18°49'08"E FOR A DISTANCE OF 81.74 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 163.55 FEET; THENCE S18°53'06"E FOR A DISTANCE OF 30.38 FEET; THENCE S71°06'54"W FOR A DISTANCE OF 5.01 FEET; THENCE S18°56'44"E FOR A DISTANCE OF 31.38 FEET; THENCE N71°03'16"E FOR A DISTANCE OF 5.00 FEET; THENCE S18°56'44"E FOR A DISTANCE OF 28.36 FEET; THENCE S70°42'24"W FOR A DISTANCE OF 4.91 FEET; THENCE S18°51'31"E FOR A DISTANCE OF 1.66 FEET; THENCE S70°42'24"W FOR A DISTANCE OF 7.92 FEET; THENCE S18°51'31"E FOR A DISTANCE OF 8.02 FEET; THENCE S71°08'29"W FOR A DISTANCE OF 1.75 FEET; THENCE S19°20'42"E FOR A DISTANCE OF 16.88 FEET; THENCE N71°08'29"E FOR A DISTANCE OF 1.61 FEET; THENCE S18°51'31"E FOR A DISTANCE OF 8.03 FEET; THENCE N71°03'04"E FOR A DISTANCE OF 8.02 FEET; THENCE S18°56'56"E FOR A DISTANCE OF 1.67 FEET; THENCE N71°03'51"E FOR A DISTANCE OF 16.81 FEET; THENCE N18°56'09"W FOR A DISTANCE OF 1.67 FEET; THENCE N71°03'04"E FOR A DISTANCE OF 8.03 FEET; THENCE N18°46'56"W FOR A DISTANCE OF 1.38 FEET; THENCE N71°13'04"E FOR A DISTANCE OF 112.25 FEET; THENCE N27°54'31"E FOR A DISTANCE OF 6.71 FEET; THENCE N71°06'54"E FOR A DISTANCE OF 96.49 FEET; THENCE S18°49'08"E FOR A DISTANCE OF 236.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

FOR INFORMATION ONLY




FOR INFORMATION ONLY





VIA HAND DELIVERY & ELECTRONIC MAIL

September 29, 2014

Mr. Adam Mengel, AICP, LEED AP BD+C, 
Planning and Zoning Director
Flagler County Board of County Commissioners
1769 East Moody Boulevard, Building 2, Suite 105
Bunnell, FL 32110
amengel@flaglercounty.org

RE: Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities at Hammock Beach
County Project #: 2014080029
County Application #: 2962

Dear Mr. Mengel,

On behalf of LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC (collectively, "Applicant" or "LRA"), Salamander Hotels & Resorts (hereinafter "Salamander" or "Agent") is pleased to submit the enclosed response to the Flagler County Technical Review Committee September 12, 2014 comments regarding the above referenced Application for Site Development Plan Review in a PUD for the New Lodge and Conference Facilities. The enclosed information is not only responsive to the TRC comments, but also addresses (1) items discussed during the TRC meeting on September 17, 2014, (2) recommendations and input received from our members and property owners, and (3) elements of the Application discussed with Scenic A1A PRIDE at their September 26, 2014 meeting. The following information is provided as with this submittal:

1. Remainder of calculated Application fee;
2. Narrative and itemized response to each TRC comment;
3. Revised Site Development Plan Set with revisions clouded and annotated;
4. Information addressing additional items discussed at TRC;
5. Information addressing unfounded concerns raised by antagonists related to utility service and annexation; and
6. Powerpoint Presentation delivered to Scenic A1A PRIDE on September 26, 2014.

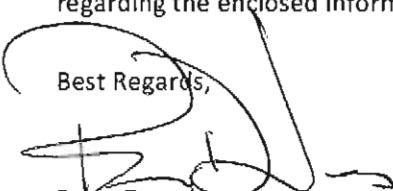
As our team expressed during the TRC meeting and the Scenic A1A PRIDE meeting, and as documented in our Application, the New Lodge and Expanded Conference Facilities initiative has been conducted

over the course of many months through an open, inclusive, transparent, thoughtful, and collaborative process that has invited and welcomed input, participation, and discussion with all interested parties. Through this process, which continues with the County's consideration of the subject Application, Salamander has been careful to listen to the input and concerns of those parties that chose to evaluate the proposal and provide input and recommendations, which has led to revision and enhancement of the proposed plan. The enclosed information is reflective of the constructive and helpful input from members, property owners, citizens, County staff, and important advisory bodies, such as Scenic A1A PRIDE. We continue to solicit input and interest from all stakeholders and remain open and willing to meet with and discuss the proposal with anyone.

We believe the revised plan is an improvement to the plan submitted with the Application on August 27, 2014 and look forward to Flagler County's continued review and consideration of the proposed improvement to the Hammock Beach Resort. It is our understanding that the next step in the Flagler County Application process is presentation of the Application to the Planning and Development Board, which is scheduled for October 14, 2014 and will be held at 6 PM in the Board Chambers of the Government Services Building located at 1769 East Moody Boulevard, Building 2, Bunnell, FL 32110.

Thank you for continued assistance throughout this process. Please contact us if you have any questions regarding the enclosed information

Best Regards,



Prem Devadas
President

Enc.

Cc: Hammock Beach Advisory Board of Governors
Hammock Beach Community Committee
Hammock Beach Members and Property Owners
A1A Scenic Pride
Sheila Johnson, Salamander
Neill Faucett, Lubert Adler
Amy Wilde, ACP Communities

EXHIBIT A

Application for SDP Review in a PUD

Remaining Application Fee

DATE	9/29/2014	CHECK NUMBER	020874
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INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
092914	9/29/2014	Vchr:VO054234	\$65.00	\$0.00	\$65.00
PRINT BATCH	VENDOR CODE	PAY TO NAME			NET TOTAL
1,149	FLACOU	Flagler County BOCC			\$65.00



The Club at Hammock Beach, LLC
 200 Ocean Crest Drive
 Palm Coast, FL 32137

Intracoastal Bank
 1290 NW Palm Coast Parkway
 Palm Coast, FL 32137

63-1555/631

DATE	9/29/2014	CHECK NUMBER	020874
------	-----------	--------------	--------

PAY Sixty-five and 00/100 Dollars Only *****

AMOUNT	\$65.00
--------	---------

TO THE ORDER OF
 Flagler County BOCC
 1769 E. Moody Blvd
 Bunnell, FL 32110

[Handwritten Signature]

020874 06316562 10058362

EXHIBIT B

Technical Review Committee Comments

Narrative Responses

FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: SEPTEMBER 17, 2014

APP #2962 - SDP IN PUD SALAMANDER

APPLICANT: SALAMANDER HOSPITALITY, LLC

OWNER: LRA HAMMOCK BEACH OCEAN LLC AND LRA NOHI, LLC

Distribution date: Friday, September 12, 2014

Project #: 2014080029

Application #: 2962

*Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.***

Flagler County Building Department 386-313-4002

Flagler County Planning Department 386-313-4009

Flagler County Development Engineering 386-313-4009

Flagler County General Services (Utilities) 386-313-4184

County Attorney 386-313-4005

Flagler County Fire Services 386-313-4258

E-911 GIS Specialist 386-313-4274

Environmental Health Department 386-437-7358

Flagler County School Board 386-586-2386

REVIEWING DEPARTMENT: BUILDING DEPARTMENT No comments.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Reviewed by Adam Mengel

1. Criteria at Sec. 3.04.03., Flagler County Land Development Code (FCLDC), should be reviewed by the applicant to ensure that all items are addressed in the submittal; cursory review by staff indicates that subparts B.3. and B.6. were not specifically addressed in the submittal.

B. 3. A proposed utility service concept plan, including sanitary sewers, storm drainage, potable water supply, and water supplies for fire protection, including a definitive statement regarding the disposal of sewage effluent and stormwater drainage, and showing general location of major water and sewer lines, plant location, lift stations and indicating whether gravity or forced systems are planned. Size of lines, specific locations and detailed calculations are not required at this stage.

The Site Development Plan has been revised to include the requisite information as shown on the Preliminary Site Utility Plan Sheet C-7. Please also find attached, as Exhibit B-1, the Dunes Community Development District service area maps for Potable Water and Fire Protection, Sanitary Sewer, and Reclaimed Water services to this area of the District.

B. 6. A statement with general information regarding provisions for fire protection.

The Site Development Plan has been revised to include the requisite information as shown on the Site Geometry Plan Sheet C-5.

2. Staff acknowledges the applicant's comment on consistency of the lodge use through the Board of County Commissioners' 2001 approval of the existing lodge and clubhouse building (see note in brackets under "Approved Uses" heading on page 2 of Tab 5, Basis of Design and Development Criteria) and its consistency with the Ocean Hammock Golf Course Plat and Plat Addendum; however, the applicant is requested to elaborate further as to how the proposed hotel is consistent with Section 6 of the Plat Addendum for the Ocean Hammock Golf Course (OR 786, Page 824, Public Records of Flagler County, Florida - PRFCF), and as additionally quoted on page 3 of Tab 5.

Interpretation of the Ocean Hammock Golf Course Plat and the restrictions contained in the associated Plat Addendum requires consideration of the origination and derivation of the restrictions. The subject plat restrictions were set forth in the Hammock Dunes Development of Regional Impact Development Order, specifically Section 14.5, which states:

Land identified for golf course usage on the Master Development Plan map (ADA, p. 12.5) shall be deed and plat restricted to ensure that the usage of this land is limited to golf courses (including appropriate associated golf club facilities), open space, parks or, if approved by the County Commission, other appropriate recreational usages.

The Flagler County Board of County Commissioners (BCC), in negotiating the terms of the Hammock Dunes Development of Regional Impact (HDDRI), exercised discretion and foresight requiring this

protection (restriction related to golf courses) as part of the development order. Review and reflection of the restriction language reveals that the BCC did not impose specific criteria for golf course areas, such as number of holes, minimum amount of area, location, size or height or type of support facilities (clubhouse, turf care, comfort stations), nor did they limit the types of uses incorporated into the clubhouse site and support facilities, and further, the BCC did not require that the proposed golf courses be required elements of the development plan.

The intent of the language was prevention for future conversion of playable areas of developed golf courses to other uses once, and after, the golf courses were developed and surrounding land areas developed and sold to third parties (not the developer or golf course owner). The BCC desired to prevent development of golf courses and associated developer sale of adjacent residential real estate, followed by conversion of the golf course in the future into other uses. This scenario has occurred in other locations around the state and country, leaving residential lot owners who purchased property and paid premiums for the land due to the nature of the contiguous property, a maintained green space functioning as a golf course, with change in the use from golf to multifamily or single family residential or commercial uses. The restriction requires the BCC's purview regarding changes in use of golf course playable areas as a means to protect adjacent property owners. The restriction does not prohibit change in use, but rather, requires the BCC's approval to allow it. The Application for the New Lodge does not propose a change in use for the Lodge site; there is not a request for conversion of use.

The HDDRI DO, in addition to the language of the development order, also established the general intent of the development plan by incorporating a Master Development Plan into the development order. The Master Development Plan graphically depicts areas within the DRI limits and illustrates general uses allowed for each. Please refer the Master Development Plan, as it depicts the area of the Lodge and designates the use as "C", which is described as golf, beach, and tennis club, not as "GC", which is golf course playable area or open space. This designation reflects the intent, flexibility, and provision for this area to be used for resort uses, and not solely related to golf. While these facts are supportive of the current and proposed uses at Lodge site, the Lodge site is within the Ocean Hammock Golf Course plat, and the Application for the New Lodge reflects continuation of the current uses previously approved by the BCC.

While the Lodge area is included in the plat of the Ocean Hammock Golf Course, the BCC, when they considered the Lodge site development plan in 2001, did not err and overlook the plat restriction, but they correctly understood and interpreted the HDDRI DO and master plan, the intent of the restriction, and approved a mixed use resort and club plan (e.g. Lodge), which included the following uses: hotel rooms, conference facilities, restaurant, bar, fitness, recreation, pool and spa, retail, office, parking, as well as golf operations components (pro shop, locker rooms, cart storage, etc.). The BCC also appropriately considered the location of the Lodge in the context of adjacent land and uses, being situated along 16th Road to the south, the mid-rise resort condominium development area known as Northshore Plat Five (also commonly referred to as Hammock Beach) on the north and west, and the Atlantic Ocean to the east, which led to the BCC's consideration and approval of

the characteristics of the Lodge plan, having multiple buildings, with peak building hip roof height of 76 feet, and accommodating ratio of impervious to pervious area.

It should be noted that the Ocean Hammock Golf Course plat includes approximately 192 acres of area. Comparatively, the Hammock Dunes Golf Course consists of approximately 132 acres of area. Most golf courses, whether private or public, make up an area of approximately 120 - 150 acres for an 18-hole regulation golf course. Therefore, the Lodge site, which is less than 8 acres, does not reduce or diminish the healthy size of the Ocean Course relative to most courses, and even peer private club and Resort courses. As reflected in the Application, the New Lodge plan does not materially change the nature of the existing Lodge site, as the amount of impervious area is minimally increased, but the proposed landscaping will considerably enhance the site.

If there is any question whether the proposed New Lodge facilities are related to golf and in support of the promotion of Hammock Beach golf, one only need refer to the branding prevalent in the marketplace. It is clear that Hammock Beach is a golf, beach, and tennis club and resort, it's incorporation into Salamander's Grand Golf Resorts of Florida collection is tangible evidence (www.grandgolfresorts.com) of the purposed and targeted marketing of the world class championship golf at Hammock Beach. The Ocean Course and Conservatory Course are essential amenities that prospective leisure or group guests consider when evaluating Hammock Beach as a destination for the summer vacation, wedding, family reunion, or their corporate meetings and retreats; the golf courses are also key elements of our membership amenities that our property owners consider when evaluating club membership opportunities. These facts further support the consistency of the New Lodge application with the current golf course plat addendum language.

Considering the above, LRA's acknowledgement and affirmation of the plat restriction, and the proposed enhancement of the Resort through development of the New Lodge, reflects consistency with the plat restriction, conformity with the HDDRI DO and subsequent EBOA, and is in keeping with the interpretations, approvals, and actions of the BCC in the past regarding the subject site. Arguably, there is not a better location for the proposed use that would positively influence tourism in Flagler County while respecting adjacent uses and achieving synchronization and compatibility with existing uses and business operations. The New Lodge plan does not require compromise, revision, or revocation of the plat restriction, nor does it require change in the DRI/PUD approved uses for the site. LRA requests the BCC evaluate the merits of the proposed plan, precedent of the BCC's previous decisions regarding this site, and approve the plan thereby allowing continued investment in this Resort and increase in tourism business in Flagler County.

3. County assumes assumption of maintenance obligations for 16th Road landscape maintenance (page 4 of Tab 5) will be addressed in similar manner within public records as 2002 Partial Assignment and Assumption of Obligations (OR 800, Page 1738, PRFCF).

Correct, as part of the conditional acceptance of the obligation, LRA will record an assignment and assumption in the PRFCF.

4. *Building height is ordinarily measured as the mean roof height between the peak and the eaves (see Sec. 3.08.02., definition of "Height of building," FCLDC). The previous Hammock Dunes DRI Development Order designated maximum height of structures within clusters limited by number of stories, without reference to specific height limits in feet above grade (or NGVD). The applicant should provide, under the "Building Height" heading, the height of the existing lodge/clubhouse building, similar to the language -- "...the elevation of the roof of the existing conference room buildings" -- for the expanded conference facilities.*

Acknowledged.

The intention of the New Lodge plan is establishment of the maximum elevation of the hip of the roof of the new buildings. LRA has committed not to exceed the elevation of the hip of the roof of the current Lodge, which is at elevation 76 feet NGVD.

The expanded conference facility roof height limitation reflects the maximum height of the hip of the roof of existing conference facility building wings. Similar to the Lodge, LRA commits not to exceed the elevation of the hip of the roof of the current conference wing buildings, which are at approximately elevation 71 feet NGVD.

The Site Development Plan has been revised to more fully describe the self-imposed height limit for the new improvements as shown on the Site Geometry Plan Sheet C-5.

5. *Sections on "Building Height" (page 4 of Tab 5), "Setbacks" (page 5 of Tab 5), "Finished Floor Elevation" (page 6 of Tab 5), "Wetland Buffers" (page 6 of Tab 5), "Dune Preservation and Construction Eastward [Seaward] of the Coastal Construction Control Line (CCCL)" (page 6 of Tab 5), "Landscaping" (page 6 of Tab 5), "Signage" (page 8 of Tab 5), "Temporary Facilities" (page 8 of Tab 5), "Water Utilities" (page 8 of Tab 5), and "Stormwater Management" (page 8 of Tab 5) should be offered either to be incorporated into the Plat Addendum or, as an alternative as since the Ocean Hammock Golf Course Plat is solely owned and controlled by the applicant -- as a new Planned Unit Development (PUD) Development Agreement to include these setbacks. These items may also be addressed through the Site Plan itself through the inclusion of appropriate data tables referencing each proposed standard.*

As agreed to with the TRC, the above information has been incorporated into the Hammock Dunes PUD – New Lodge & Expanded Conference Facilities Site Development Plan set as Sheet C-3 – “Basis of Design and Development Criteria”.

6. *The applicant should calculate the assumed traffic generated by the 198-room hotel and ancillary uses included in this request compared to the traffic estimates from full build-out in the Essentially Built-Out Agreement (EBOA) traffic study.*

Kimley Horn has been engaged to provide an update to the EBOA Traffic Study, which will be submitted under separate cover to further support the Application. As referenced in the Application Basis of Design, the EBOA and associated traffic study incorporated five hundred sixty one (561) dwelling units as future development which would translate into trips on local roadway segments

and at local intersections. The characteristics of the New Lodge and Expanded Conference Facilities, representing addition of only one hundred seventy eight (178) units and additional conference space, results in a significant reduction in projected trips within the Hammock Dunes DRI PUD area, which has the positive effect of improved levels of service at local roadways and intersections compared to the EBOA Traffic Study findings. Kimley Horn's updated Traffic Study will demonstrate the transportation and traffic related benefits associated with the location, nature, type, and number of improvements proposed with the New Lodge and Expanded Conference Facilities

7. Under the "16th Road" heading (page 10 of Tab 5), will the existing golf course bridge easement be relocated to the proposed bridge location?

Due to the condition of the existing bridge, proposed location of the new bridge, and opportunity to enhance the aesthetics of this improvement, LRA proposes to demolish the current bridge and construct a new bridge at the proposed new location. LRA would like to discuss the design characteristics of the new bridge with Flagler County and integrate preferential elements.

8. The applicant should, as part of the discussion under "Parking" (pages 10 and 11 of Tab 5), discuss any assumptions on the impact from internal trip capture in reducing external trips and associated required minimum off-street parking.

There are several factors that can positively influence vehicular trip generation, parking demand, and associated impacts, as explained below:

Mixed and Multiple Use Destination Resort. Hammock Beach is a destination resort, providing multiple recreational, dining, and lifestyle activities to members and guests. Hammock Beach's design allows access to these amenities through pedestrian pathways throughout the resort, making it possible for members and guests to enjoy their stay without having to leave the resort.

Resort Transportation Services. Hammock Beach also provides access to amenities which are not located at the core resort, such as the Conservatory and Yacht Harbor Village, which offer water oriented activities, golf, tennis, lodging, fitness, pool and spa facilities, among other activities. Hammock Beach is pleased to provide resort transportation to our members and guests for enjoyment of the amenities located off site. Hammock Beach has multiple owned and operated multi-passenger vehicles to provide this luxury service.

Valet Services. Hammock Beach currently offers valet parking for members and guests. While this provides a luxury service, it also provides efficiency in vehicular parking space utilization and reduces the frequency of the guest's utilization of their vehicle during their stay. The New Lodge plan reflects a purposed operation related to parking, creating parking spaces solely for valet service, and proposing access control for the Lodge parking lots that require resort issued parking privileges. By requiring guests use valet services offered at the Lodge and controlling access to parking, members and guest enjoy a luxury experience and the frequency of vehicle use is reduced. Furthermore, because valet sections of the parking areas employ different criteria, the amount of

area required for the parking space and vehicular circulation can be reduced, lowering the amount of area consumed by parking.

Nature of the Resort Residential Units and Their Use. As discussed in the Basis of Design, since Hammock Beach is a residential oriented resort, the parking spaces supplied for the hotel and condominium units also serve as the parking for the amenity use. The large majority of the amenity utilization originates from the members and guests staying in the hotel rooms and condominium units located at the Resort core. However, in addition to the one thousand one hundred and eight (1,108) parking spaces afforded for the hotel rooms and condominiums at the resort core, Hammock Beach also provides and proposes (through the New Lodge) over 370 spaces, with optionality to provide more than 500 parking spaces, for members and guests that enjoy Hammock Beach and reside in offsite properties (e.g. outside of the resort core). Considering that the One Bedroom condominiums, which are the staple of Hammock Beach's lodging, are luxury hotel rooms, they each have fifty percent more parking supplied than typical hotel rooms. Since their use is hospitality, there are 63 spaces associated with these condominiums that rarely experience demand and represent an additional surplus of existing parking spaces, bringing the existing surplus to 132 spaces.

9. As provided in the FCLDC, minor deviations are permitted (Sec. 3.04.02.G., FCLDC); comment under "Site development Plan" heading (page 11 of Tab 5) may reference this section of the FCLDC for record purposes.

Acknowledged and incorporated into the Basis of Design and Development Criteria section of the Site Development Plan set, Sheet C-3.

10. The applicant's intent for flexibility -- as provided under the "Effectiveness and Flexibility" heading (page 12 of Tab 5) is appropriate to seek; however, this language should likewise be transferred to the site development plan itself (or as a modification of the Plat Addendum or as a PUD development Agreement; see Comment 5 above) as appropriate. Assurances made by the applicant in the narrative do not continue on in a binding fashion in the same manner as the site development plan, an amendment to the plat addendum, or a PUD development agreement would through the Board's respective action on each and subsequent recordation in the public records of the County.

In association with the subject discussed in comment no. 5, as agreed to with the TRC, the above information has been incorporated into the Hammock Dunes PUD – New Lodge & Expanded Conference Facilities Site Development Plan set as Sheet C-3 – “Basis of Design and Development Criteria”.

11. Sheet C4 of the site plan set (completed by FEG) and bearing a date of 8-27-2014 should, as part of its analysis of parking, include a pre- and post-development calculation for the impacted area, acknowledging the parking previously located next to the lodge/clubhouse building and those spaces located in the vicinity of the expansion of the Atlantic Conference/Ballroom Expansion Area.

The Site Development Plan has been revised to include the requisite information. Please note that Sheet C-4 from the previous submittal has been renumbered and is now Sheet C-5 due to the addition of the "Basis of Design and Development Criteria" as Sheet C-3. The parking summary on Sheet C-5 has been revised to include the number of current parking spaces removed through demolition, the number of new parking spaces added as part of the site improvements, and it references the current surplus parking available within the resort limits which can serve to meet higher parking demands. The Atlantic Conference/Ballroom Building Expansion is not anticipated to have impact to the existing parking in the vicinity of the Expanded Buildings.

12. Development seaward of the CCCL -- the addition of hardscape walks and cart paths -- shall require the consent of FDEP to the extent applicable.

Acknowledged.

13. The site plan set submittal should include a landscape plan (Sec. 3.04.03.B.2.(j)4., FCLDC).

Please find attached revised Site Development Plan that includes and illustrates the location and character of the proposed screening, buffering, and landscaped areas.

Comments are not exclusive and additional submittals may generate additional review comments.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

Reviewed by Adam Mengel

Development Engineering comments provided under Planning comments as consolidated comments for purposes of this review stage.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time.

REVIEWING DEPARTMENT: E-911 STAFF

Address previously issued for the Lodge at Hammock Beach is 105 16th Rd E.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

Proposed public swimming pool(s) will require construction permitting and review from the Flagler County Building Department. Please contact Mark Boice at (386) 313-4027 for more information concerning construction permit requirements for public swimming pools. Proposed public swimming pool(s) will also require an annual operating permit from Florida Department of Health in Flagler County prior to opening. Please contact Benjamin Juengst at (386) 437-8262 for more information concerning operating permit requirements for public swimming pools.

Acknowledged.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

Comments pending at this time.

EXHIBIT B-1

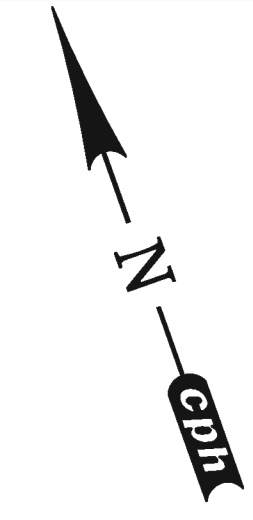
Application for SDP Review in a PUD

Dunes Community Development District Service Maps

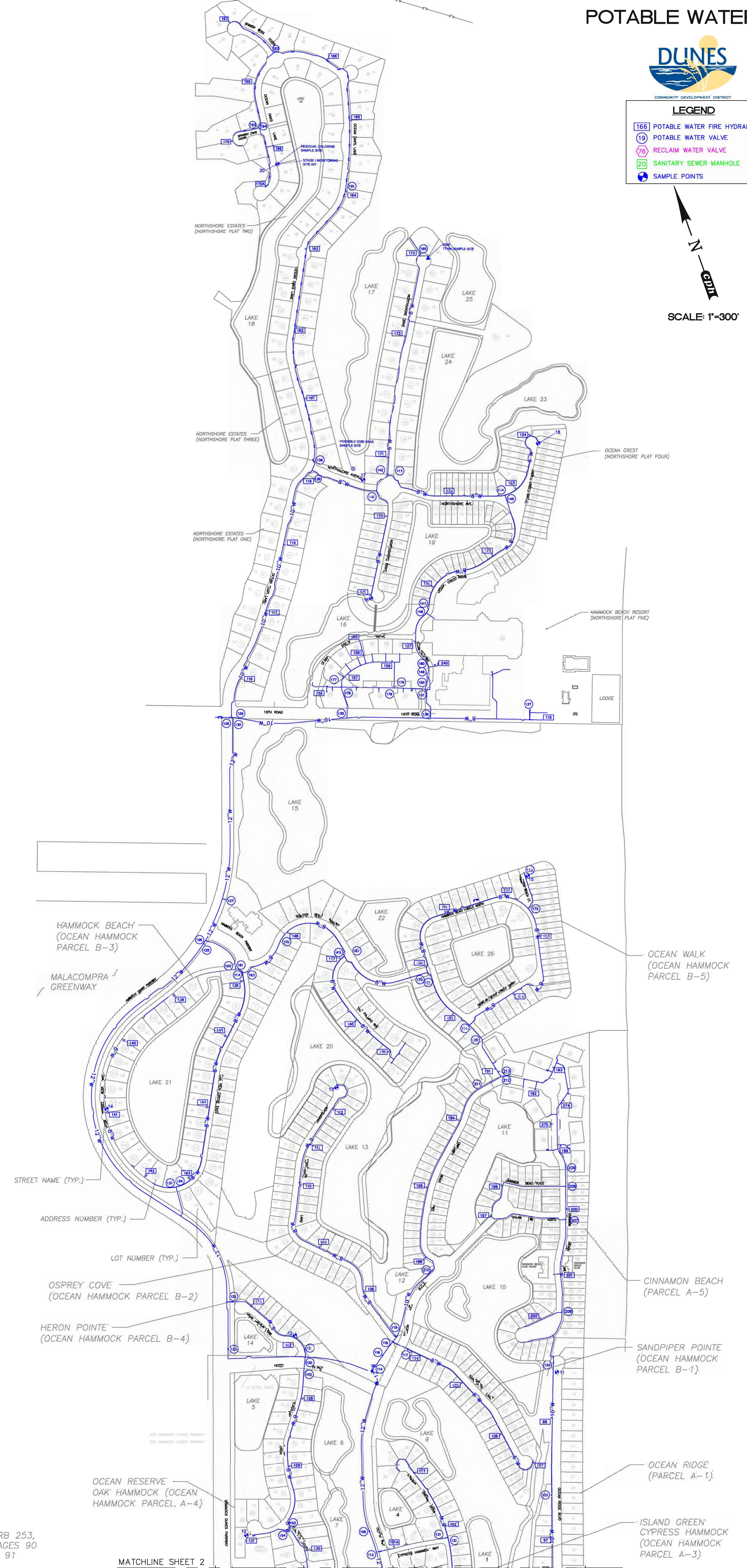
POTABLE WATER MAP



LEGEND	
	POTABLE WATER FIRE HYDRANT
	POTABLE WATER VALVE
	RECLAIM WATER VALVE
	SANITARY SEWER MANHOLE
	SAMPLE POINTS



SCALE: 1"=300'



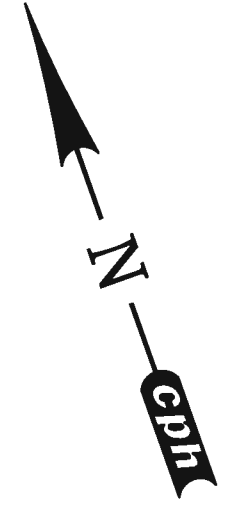
SANITARY SEWER MAP



COMMUNITY DEVELOPMENT DISTRICT

LEGEND

- 166 POTABLE WATER FIRE HYDRANT
- 19 POTABLE WATER VALVE
- 76 RECLAIM WATER VALVE
- 20 SANITARY SEWER MANHOLE



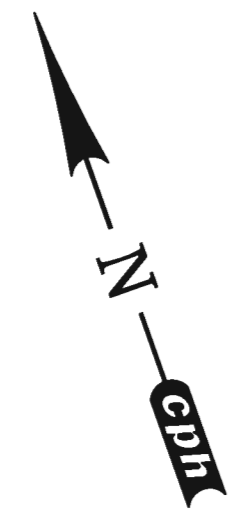
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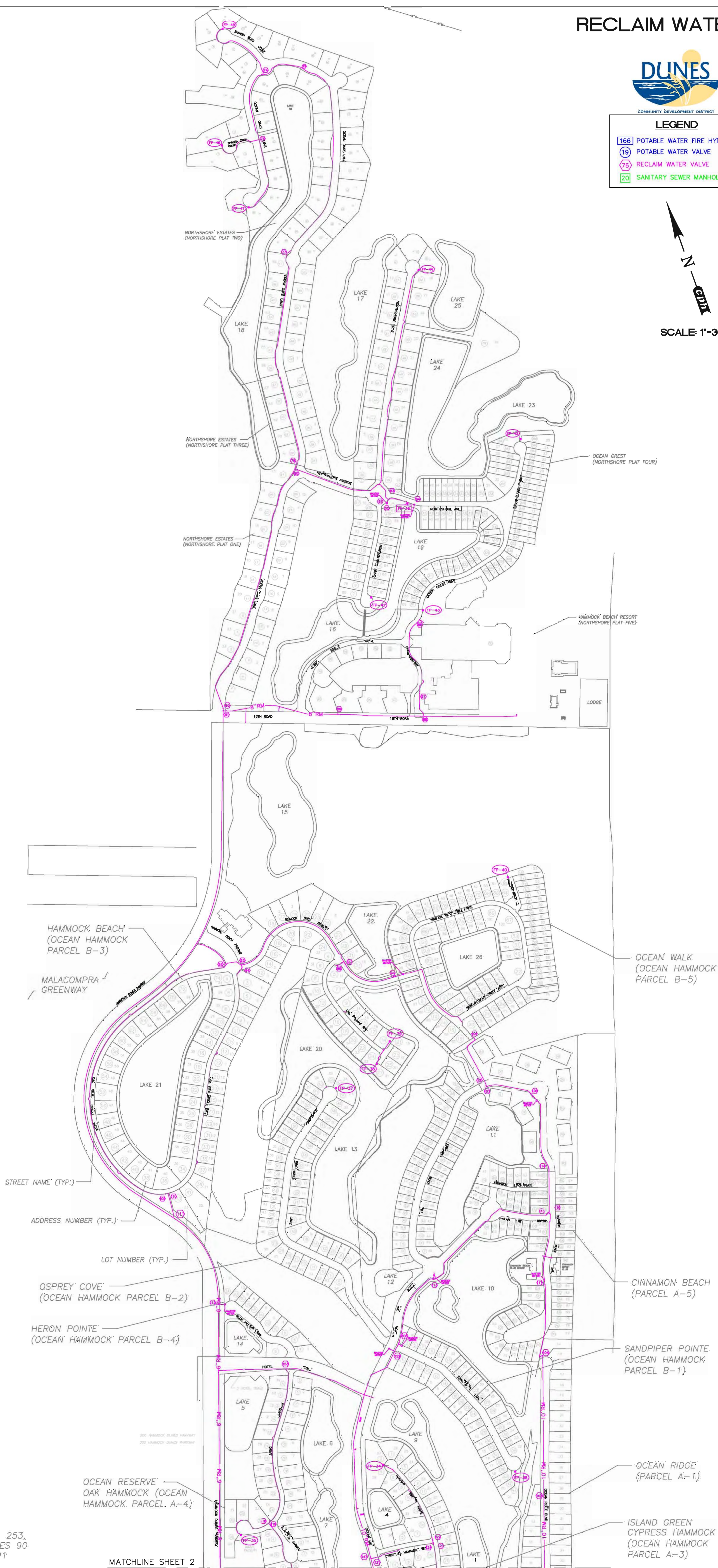
RECLAIM WATER MAP



LEGEND	
	POTABLE WATER FIRE HYDRANT
	POTABLE WATER VALVE
	RECLAIM WATER VALVE
	SANITARY SEWER MANHOLE



SCALE: 1"=300'

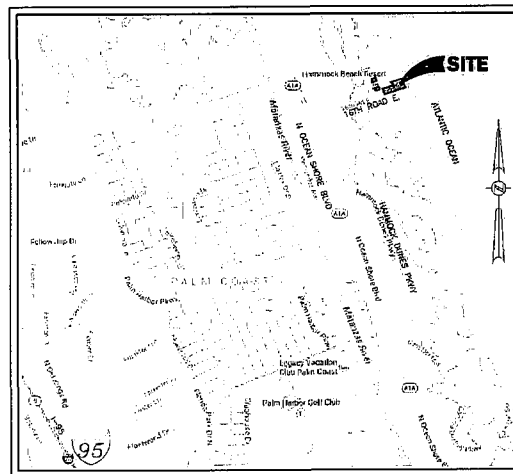


HAMMOCK DUNES PLANNED UNIT DEVELOPMENT NEW LODGE & EXPANDED CONFERENCE FACILITIES APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD 105 16th ROAD E. & 200 OCEAN CREST DRIVE PALM COAST, FLORIDA

OWNER: LRA HAMMOCK BEACH OCEAN, LLC
AND LRA NOHI, LLC
200 OCEAN DRIVE, SUITE 31
PALM COAST, FLORIDA 32137
PHONE: 386-246-5500
FAX: 386-246-5855

APPLICANT: SALAMANDER HOSPITALITY, LLC
10 NORTH PENDLETON STREET
MIDDLEBURY, VIRGINIA 20117
PHONE: 540-687-3710
FAX: 540-338-3117

ARCHITECT COOPER CARRY
191 PEACHTREE STREET, N.E. SUITE 2400
ATLANTA, GA 30303
PHONE: 404-237-2000
FAX: 404-237-0276



**SITE VICINITY MAP
NOT TO SCALE**

PLAN INDEX

- C-1 COVER SHEET
- C-2 SITE DEMOLITION PLAN
- C-3 BASIS OF DESIGN AND DEVELOPMENT CRITERIA**
- C-4 OVERALL SITE PLAN
- C-5 SITE GEOMETRY PLAN
- C-6 PRELIMINARY SITE PAVING, GRADING AND DRAINAGE PLAN
- C-7 PRELIMINARY SITE UTILITY PLAN**
- L-1 LANDSCAPE SCREENING & BUFFER PLAN

PERMITTING AGENCIES

S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
FLAGLER COUNTY: SITE PLAN APPROVAL

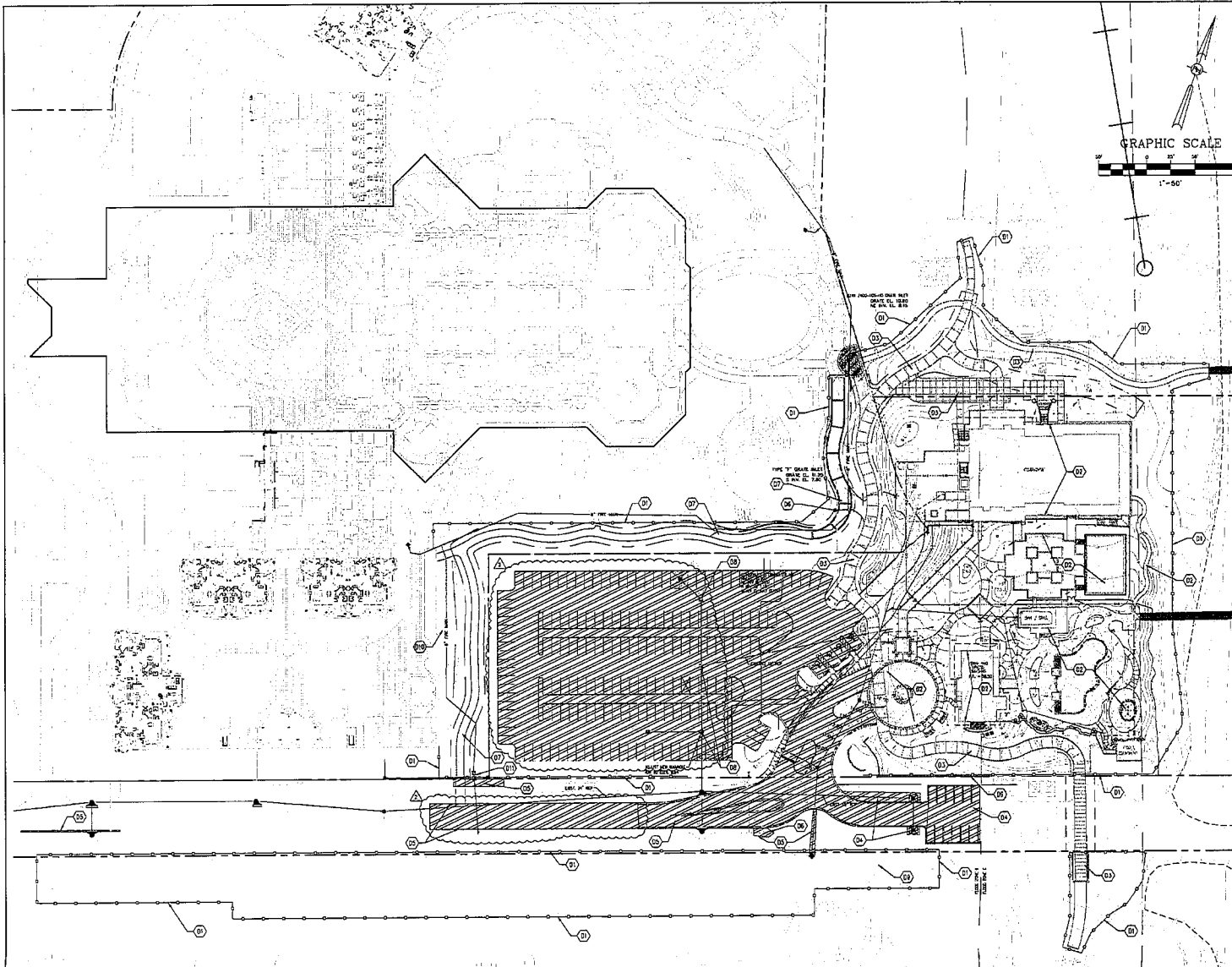


Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us





DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SOCKS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASH-TO 1-183).
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-133 F.S. REQUIRES THAT AN EXCAVATOR NOTICES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4778 FOR SINKING LOCATES. P.S. 586.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AS REQUIRED BY THE LOCAL JURISDICTION.

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT, CONCRETE & CURBING IN HATCHED AREAS.
- REMOVE EXISTING BUILDINGS, HARDSCAPE, UTILITIES AND AMENITIES IN HATCHED AREAS.
- SILT FENCE EROSION CONTROL BARRIER

DEMOLITION KEYNOTES

- D1. F.D.O.T. TYPE "M" SILT FENCE EROSION CONTROL BARRIER PER INDEX No. 102, TYPICAL.
- D2. DEMOLISH EXISTING BUILDING, POOL DECK & AMENITIES, ASSOCIATED INFRASTRUCTURE AND ROUNDABOUT.
- D3. DEMOLISH EXISTING BRIDGE AND GOLF CART PATH, GOLF CART PARKING AREA AND CART PATH PLUS RELOCATE EXISTING GOLF COURSE IRRIGATION LINES WITHIN GOLF CART BRIDGE.
- D4. REMOVE EXISTING PARKING PAVEMENT WITHIN 16TH ROAD R/W & DRAINAGE STRUCTURES AND PIPING.
- D5. REMOVE EXISTING PORTION OF 16TH ROAD PAVEMENT AND CURBING, DRAINAGE STRUCTURES, UTILITIES AND PIPING.
- D6. RELOCATE EXISTING FIRE HYDRANT.
- D7. REMOVE PORTION OF FIRE TRUCK ACCESS ROUTE.
- D8. REMOVE EXISTING UNDERGROUND STORMWATER PIPING AND ASSOCIATED PAVEMENT.
- D9. REMOVE PORTION OF EXISTING WALL.
- D10. REMOVE AND REPLACE UNDERGROUND GAS TANKS, COORDINATE WITH DAWER.
- D11. RELOCATE EXISTING DOUBLE CHECK DETECTOR ASSEMBLY.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/24/2014	△ REVISED PER COUNTY COMMENTS DATED 9/12/2014.	HA	JAA
	9/24/2014	△ REVISED PER CLIENT COMMENTS DATED 9/24/2014.	HA	JAA
DATE	REVISIONS	BY	CHECKED	

**HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES**
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
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SITE DEMOLITION PLAN				PRODUCT NO. 14-072	FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. ED-000585
DESIGNED BY JAA	DRAWN BY HA	CHECKED BY JAA	APPROVED BY JAA	SCALE 1"=50'	
				DATE AUGUST 27, 2014	
				SHEET NO. C-2	
				SHEET 2 OF 8	JAA, N. AB. ADAM, P.E. LICENSE NO. 48122

LAND USE AND ZONING:

THE NEW LODGE SITE AND EXPANDED CONFERENCE FACILITIES DEVELOPMENT IS LOCATED WITHIN THE HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT (HDDR), THE FUTURE LAND USE DESIGNATION FOR THE PROPERTY IS USED USE, LOW INTENSITY, LOW/MEDIUM DENSITY (LULI). THE LULI LAND USE DESIGNATION PROVIDES FOR RESIDENTIAL AND NONRESIDENTIAL USES, HAVING RESIDENTIAL DENSITIES RANGING FROM 1 TO 7.9 UNITS PER ACRE AND COMMERCIAL INTENSITIES WITH FLOOR TO AREA RATIOS UP TO 0.20. THE ZONING CLASSIFICATION FOR THE HDDR, INCLUDING THE NEW LODGE SITE, IS PLANNED UNIT DEVELOPMENT.

IN 2011, THE MASTER DEVELOPER OF THE HDDR, ENTERED INTO AN ESSENTIALLY BUILT OUT AGREEMENT (EBOA) WITH THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS. THE EBOA ALLOWED THE HDDR DEVELOPMENT ORDER TO EXPIRE, WHILE ATTENDING THE SUCCESSOR DEVELOPER AND PROPERTY OWNERS WITHIN THE GEOGRAPHIC LIMITS OF THE HDDR TO CONTINUE ENTERTAINMENT, DEVELOPMENT, AND CONSTRUCTION ACTIVITIES, AND PROMOTING THE COUNTY WITH A GOVERNING DOCUMENT TO PERMIT SUCH FUTURE DEVELOPMENT.

ACCORDINGLY, ALL NEW DEVELOPMENT ACTIVITIES WITHIN THE HDDR ARE GOVERNED BY THE EBOA, DATED DECEMBER 20, 2011 AND RECORDED IN OFFICIAL RECORD BOOK 1851, PAGE 842, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THE EBOA RECOGNIZED 889 UNITS OF RESIDENTIAL DENSITY AND 64,000 SQUARE FEET OF PUBLIC COMMERCIAL INTENSITY AS POTENTIAL FUTURE DEVELOPMENT.

THE EBOA RECOGNIZED THE COMPLIANCE OF THE HDDR WITH RESPECT TO OPEN SPACE REQUIREMENTS OF THE LULI FUTURE LAND USE DESIGNATION. THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES HAVE NEGLIGIBLE EFFECTS ON THE AMOUNT OF OPEN SPACE, USING LESS THAN ONE (1) ACRE OF CURRENT OPEN SPACE FOR SURPLUS PARKING.

APPROVED USES:

THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES REPRESENT AN ENHANCEMENT AND RENOVATION OF THE EXISTING HAMMOCK BEACH RESORT. THE NEW LODGE DEVELOPMENT INCLUDES GOLF CENTRIC USES AND BUILD UPON THE UNIQUE AND SPECIAL PLATFORM THAT THE JACK NICKLAUS SIGNATURE OCEAN COURSE PROVIDES.

THE NEW LODGE WILL SERVE AS THE OCEAN COURSE CLUBHOUSE, AND PROVIDE PRIVATE MEMBER LOCKER ROOMS AS WELL AS GOLF BAGS. HAMMOCK BEACH MEMBERS WILL HAVE A MEMBER CLUB ROOM, BILLIARD ROOM, AND MEMBER LIBRARY. THE NEW LODGE WILL ALSO INCLUDE A NEW RESTAURANT AND BAR WITH OUTDOOR DRINK, MULTILEVEL POOL FACILITY WITH ACCESS TO THE BEACH, RETAIL OUTFITTERS SUCH AS GOLF SHOP AND BEACH SHOP, AND NEW BEACH BIKINI AND BREAKFAST MEETING ROOMS. THE NEW LODGE WILL ALSO INCLUDE ONE HUNDRED NINETY EIGHT (198) HOTEL ROOMS, WITH VIEWS OF THE ATLANTIC OCEAN, JACK NICKLAUS SIGNATURE OCEAN COURSE, OR NEW POOL.

(NOTE: THE NEW LODGE USES ARE THE SAME AS, AND ARE IN KEEPING WITH, THOSE USES ORIGINALLY APPROVED IN 2001 BY THE FLAGLER BOARD OF COUNTY COMMISSIONERS AS PART OF THE OCEAN HAMMOCK GOLF CLUBHOUSE SITE PLAN APPROVAL AND ARE CONSISTENT WITH THE OCEAN HAMMOCK GOLF COURSE AND PLAY ADDENDUM INCLUDING EXISTING PLAT RESTRICTIONS.)

THE EXPANDED CONFERENCE FACILITIES WILL SERVE AS AN EXTENSION OF THE EXISTING ATLANTIC AND OCEAN BUILDINGS CURRENTLY OPERATED BY HAMMOCK BEACH OR MAY ALTERNATIVELY BE PROGRAMMED FOR NEW ACTIVITIES THAT FURTHER ENHANCE HAMMOCK BEACH. THE NEW BUILDINGS WILL CONNECT TO THE EXISTING WINGS OF THE BEDROOMS AT HAMMOCK BEACH CONDOMINIUM ASSOCIATION BUILDINGS AND THE PLAZA LEVEL OF THE OCEAN TOWERS CONDOMINIUM ASSOCIATION BUILDINGS.

PLATTING:

THE NEW LODGE SITE AREA IS SITUATED OVER EXISTING PLATTED PARCELS:

- APPROXIMATELY 0.93 ACRE OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN THE LIMITS OF NORTHSHORE PLAT FIVE, WHICH IMPROVEMENTS INCLUDE PARKING, COMMON ELEMENTS OF THE NEW LODGE NORTH BUILDING, REROUTING OF THE FIRE LAKE, AND ASSOCIATED LANDSCAPE AND HARDSCAPE ENHANCEMENTS.
- APPROXIMATELY 1.5 ACRES OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN PARCELS F AND G OF THE OCEAN HAMMOCK GOLF COURSE, PLAT, WHICH IMPROVEMENTS INCLUDE PARKING, LANDSCAPE, AND HARDSCAPE ENHANCEMENTS.
- APPROXIMATELY 5.33 ACRES OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN PARCEL H OF THE OCEAN HAMMOCK GOLF COURSE PLAT, WHICH IMPROVEMENTS INCLUDE HOTEL, POOL, RESTAURANT, LOUNGE, CONFERENCE AND MEETING SPACE, HOSPITALITY OPERATIONS AND BACK OF HOUSE OPERATIONS, GOLF COURSE PRO SHOP AND BEACH RETAIL SHOP, ALONG WITH PARKING, LANDSCAPING, AND HARDSCAPE ENHANCEMENTS.

THE NEW LODGE IMPROVEMENTS DO NOT NECESSITATE MODIFICATION TO THE EXISTING SUBJECT PLATS, AS THEY ARE CONSISTENT WITH THE PLAT MAPS AND PLAY ADDENDUM, INCLUDING CERTAIN RESTRICTIONS EXERCISED BELOW FROM OCEAN HAMMOCK GOLF COURSE PLAT ADDENDUM, AS RECORDED IN OFFICIAL RECORD BOOK 766, PAGE 824:

6.0 GOLF COURSE PARCEL RESTRICTIONS

THE PARCELS SHOWN HEREON SHALL INCLUDE GOLF COURSE LAND, LAKE, CLUBHOUSE, APPROPRIATE ASSOCIATED GOLF COURSE FACILITIES, OPEN SPACE, PARKS, DUNE PRESERVATION OR SUCH OTHER APPROPRIATE RECREATIONAL, OR GOVERNMENTAL, USES APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

THE EXPANDED CONFERENCE FACILITIES REFLECT A MINOR SITE PLAN MODIFICATION OF THE ORIGINAL NORTHSHORE PLAT FIVE SITE PLAN, BUT DID NOT REFLECT ANY CHANGES TO THE ORIGINAL AND NORTHSHORE PLAT FIVE SUBDIVISION PLAT. SINCE THE NEW BUILDINGS, WHICH WILL BE CONSTRUCTED IN PHASES AND INDIVIDUALLY, AND COMPRISE A MAXIMUM AREA OF APPROXIMATELY 0.8 ACRES, FALL WITHIN THE ORIGINAL SITE PLAN ESTABLISHED SETBACKS AND MEET THE RECORDED NORTHSHORE PLAT FIVE PLAT ADDENDUM PROVISIONS, THIS REQUIRES NO REVISIONS TO THE NORTHSHORE PLAT FIVE SUBDIVISION PLAT.

WETLAND BUFFERS:

THERE ARE NO WETLANDS ADJACENT TO, OR WITHIN, THE NEW LODGE SITE OR EXPANDED CONFERENCE FACILITIES AREA.

DUNE PRESERVATION AND CONSTRUCTION EASTWARD OF COASTAL CONSTRUCTION CONTROL LINE:

THE NEW LODGE SITE DEVELOPMENT PLAN INCLUDES THE PROPOSED CONSTRUCTION OF A NEW SHELL CART PATH AND ELEVATED BOARDWALK EASTWARD OF THE COASTAL CONSTRUCTION CONTROL LINE (CCCL). ALL WORK EASTWARD OF THE CCCL WILL BE PERMITTED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF BEACHES AND COASTAL SYSTEMS, AND A COPY SHALL BE PROVIDED TO FLAGLER COUNTY.

LANDSCAPING:

THE LANDSCAPE DESIGN WILL BE COMPLEMENTARY TO THE SPANISH / MEDITERRANEAN ARCHITECTURE, INTEGRATING A MIXTURE OF FORMAL (STRUCTURED & GEOMETRIC) PLANTINGS AT THE COURTYARDS AND POOL AREA AND INFORMAL (ROMANTIC) ON THE PERIMETER AND INTERFACE ZONES WITH THE EXISTING RESORT LANDSCAPE.

THE PLANT PALETTE

- THE PLANT PALETTE WILL PROVIDE A MIXTURE OF NATIVE AND HARDY COASTAL FLORIDA PLANT MATERIALS SIMILAR TO THOSE PLANTS THAT CURRENTLY EXIST AT THE RESORT AND MAY GENERALLY INCLUDE PLANTS SUCH AS:
- LIVE OAK
 - SAW PALMETTO
 - OLEANER
 - YEBERUANA
 - HARDY TURF GRASSES (E.G. BERNUZZA, ZOYSIA, ST. AUG.)
 - EVERGREEN GROUND COVERS SUCH AS JASMINE
 - ACCENT PLANTS (E.G. BOUGHWALDIA, CRANUM JULY, & ORNAMENTAL GRASSES)

SCREENING

APPROPRIATE SCREENING WILL BE INCORPORATED AT THE BACK OF HOUSE (BOH) / SERVICES AREA IN THE PARKING LOT TO BUFFER THE PUTTING COURSE, AT THE GROUND LEVEL OF THE SOUTH TOWER TO SCREEN THE ADJACENT PARK / BOOH ACCESS, AND IN THE PARKING LOTS TO SCREEN AUTOS FROM 16TH ROAD AND PROVIDE CLEAR DELINEATION BETWEEN PUBLIC AND PRIVATE PROPERTY.

THE DUNE CROSSOVER

THE PHYSICAL CONTACT OF GOLF COURSE PLAY BETWEEN THE GOLF COURSE AREAS NORTH AND SOUTH OF 16TH ROAD, DUNE CROSSOVERS WILL BE CONSTRUCTED. THE CROSSOVER STRUCTURES WILL BE STRATEGICALLY PLACED TO MINIMIZE IMPACT TO THE EXISTING DUNE SYSTEM AND WILL INTERSECT THE EXISTING CROSSOVER STRUCTURES.

SIGNAGE:

SIGNAGE FOR THE NEW LODGE WILL INCLUDE A FREESTANDING IDENTIFICATION SIGN (MONUMENT OR PYLON) LOCATED AT THE MAIN DRIVE ENTRANCE SIGNIFYING THE ONE CURRENTLY IN USE. THE SIGN WILL BE INTERNALLY OR EXTERNALLY ILLUMINATED AND DESIGNED TO COMPLEMENT THE OVERALL ARCHITECTURAL DESIGN. BOTH VEHICULAR AND PEDESTRIAN DIRECTIONAL SIGNAGE WILL BE USED TO MOVE GUESTS AROUND THE PROPERTY.

WATER UTILITIES:

THE DUNES COMMUNITY DEVELOPMENT DISTRICT (DCDD) IS A UNIT OF SPECIAL GOVERNMENT THAT PROVIDES ESSENTIAL INFRASTRUCTURE SERVICES TO PROPERTY OWNERS WITHIN THE DISTRICT BOUNDARIES. THE DCDD OPERATES (1) POTABLE WATER SUPPLY, TREATMENT, STORAGE, AND DELIVERY SYSTEMS, AFFORDING FIRE PROTECTION, AND (2) SOLID WASTE/SEWER COLLECTION, TREATMENT, REUSE, AND DISPOSAL SYSTEMS.

THE DCDD CURRENTLY PROVIDES POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE TO HAMMOCK BEACH AND THE CURRENT LODGE. THE DCDD HAS PHYSICAL CAPACITY TO PROVIDE POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE TO THE NEW LODGE.

STORMWATER MANAGEMENT:

THE DCDD OWNS AND OPERATES THE COLLECTION, CONVEYANCE, TREATMENT AND DISCHARGE OF STORMWATER WITHIN THE HAMMOCK DUNES DISTRICT, PERMITTED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWD) AND STORAGE OF SURFACE WATERS (SWSA) SYSTEM VIA ENVIRONMENTAL RESOURCE PERMIT 4-035-1B433.

THE MSW SYSTEM THAT SERVES HAMMOCK BEACH AND ADJACENT DEVELOPMENTS WITH THE HDDR CONSISTS OF 86 ACRES OF INTERCONNECTED CANALS WITH DETENTION POUNDS. THIS SYSTEM CURRENTLY SERVES THE LODGE AND APPEARS TO POSSESS ADEQUATE CAPACITY TO SERVE THE SHOWMAKER FROM THE NEW LODGE. HOWEVER, PERMITTING TO CONSTRUCT OR TREATMENT FACILITIES, AS A RESULT OF PERMITTING THE PROPOSED IMPROVEMENTS THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWD) ENVIRONMENTAL RESOURCE PERMITTING, SUCH CHANGES WILL BE INCORPORATED INTO THE NEW DESIGN TO COMPLY WITH SJRWAD AND FLAGLER COUNTY STORMWATER REGULATIONS.

THE NEW LODGE IMPROVEMENTS WILL COLLECT STORMWATER FROM THE SITE AND CONVEY IT TO THE EXISTING DRAINAGE PIPE NETWORK WITHIN THE NEW LODGE SITE, 16TH ROAD RIGHT OF WAY, NORTHSHORE PLAT FIVE, AND THE OCEAN COURSE. THE STORMWATER WILL FLOW BY GRAVITY DIRECTLY TO MSW SYSTEM LAKES 15, 16/19, AND 22/24 FOR TREATMENT, ATTENUATION, AND EXFILTRATION OR DECORATE.

TRANSPORTATION AND TRAFFIC:

IN 2012, THE MASTER DEVELOPER OF THE HDDR, ENTERED INTO AN EBOA WITH FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS.

A TRAFFIC STUDY CONDUCTED IN 2012 AND APPROVED BY FLAGLER COUNTY, AS PART OF THE ESSENTIALLY BUILT OUT AGREEMENT EBOA, ANALYZED THE CURRENT AND FUTURE TRAFFIC FOR HAMMOCK DUNES DR; ADDRESSED LEVELS OF SERVICE FOR ROADWAYS AND INTERSECTIONS, AND PROJECTED SCENARIOS THAT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE CURRENT ROADWAY INFRASTRUCTURE. THE EBOA TRAFFIC STUDY INCLUDED PROJECTIONS FOR THE ADDITION OF OVER 600 MORE RESIDENTIAL UNITS AS FUTURE DEVELOPMENT WITHIN THE HDDR, AND ULTIMATELY DEMONSTRATED AND CONCLUDED THAT ALL INTERSECTION AND ROADWAY LEVELS OF SERVICE WOULD REMAIN FAVORABLE AT BUILD OUT WITHOUT REQUIRING ANY ADDITIONAL INFRASTRUCTURE (E.G. SIGNALIZATION, SIGNALS, ETC.) EXCEPT THE INTERSECTION OF HAMMOCK DUNES PARKWAY AND CANNING DEL MAR (AT THE MAIN ENTRANCE TO HAMMOCK DUNES).

THE PROPOSED IMPROVEMENTS ARE ONLY A FRACTION OF THE ADDITIONAL UNITS CONTEMPLATED BY THE EBOA TRAFFIC STUDY AND RESULTING FROM THE FINDINGS OF THE EBOA TRAFFIC STUDY AND THE RELATED APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. NO CHANGES WILL TAKE PLACE TO THE ROADWAY SYSTEM AS THE EXISTING SYSTEM IS ADEQUATE TO MEET THE TRIPS GENERATED BY THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES.

16TH ROAD IMPROVEMENTS:

THE NEW LODGE SITE DEVELOPMENT PLAN PROPOSES (1) NEW DRIVEWAYS ALONG 16TH ROAD, (2) REPAVING AND REALIGNMENT OF A SMALL AREA OF THE EXISTING PAVED TRAVEL LANES AND PARKING STALLS WITHOUT REDUCTION IN USE, (3) INSTALLATION OF SIDEWALK WITHIN THE 16TH ROAD RIGHT OF WAY, (4) REPAIR, RELOCATION, AND REPLACEMENT OF THE EXISTING WOODEN CART BRIDGE AND RECLAIMED WATER MAIN THAT SERVE THE AREA AND COMMERCIAL INTENSITIES WITH FLOOR TO AREA RATIOS UP TO 0.20, AND LANDSCAPING WITHIN THE RIGHT OF WAY, ALL OF WHICH ARE DEPICTED ON THE SITE PLAN MAPS. NO CHANGES TO THE 16TH ROAD RIGHT OF WAY ARE PROPOSED OR PLANNED.

PARKING:

THE RESORT PROVIDES PARKING IN THE FORM OF STRUCTURED CAPACITIES AND GRADE LEVEL PARKING AREAS. THERE ARE CURRENTLY ONE THOUSAND THREE HUNDRED NINETY ONE (1,391) PARKING SPACES SERVING THE RESIDENTIAL AND NONRESIDENTIAL MIXED USES OF THE RESORT. IN ACCORDANCE WITH THE APPROVED PLAN, NINE HUNDRED AND TEN (910) PARKING SPACES ARE SUPPLIED FOR RESIDENTIAL USES AND FOUR HUNDRED AND TWELVE (412) SPACES ARE REQUIRED FOR OTHER USES. BASED ON BUILT OUT INFORMATION, THE CURRENT PARKING AREAS PROVIDE ONE HUNDRED THIRTY TWO (132) SPACES IN EXCESS OF THE CALCULATED DEMAND.

THE CURRENT RATIO OF REQUIRED NONRESIDENTIAL PARKING SPACES TO RESIDENTIAL PARKING SPACES IS 0.45 BASED ON THE APPROVED PARKING DISTRIBUTION. APPLYING THE SAME RATIO TO THE NEW LODGE, WITH 158 HOTEL ROOMS, AN ALLOCATION OF 50,000 SQUARE FEET OF CONDITIONED AMENITY AREA (INCLUDING EXPANDED CONFERENCE FACILITIES ADJACENT TO THE ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDOMINIUM BUILDINGS, AND ADDING 2 SPACES PER GOLF HOLE, THE CALCULATED PARKING DEMAND WOULD BE THREE HUNDRED TWENTY FOUR (324) SPACES, CONSISTING OF ONE HUNDRED NINETY EIGHT (198) RESIDENTIAL SPACES AND ONE HUNDRED TWENTY SIX (126) ANNUAL AMENITY OR NONRESIDENTIAL SPACES. APPLYING A PORTION OF THE CURRENT SURPLUS OF SIXTY NINE (69) SPACES AND THE TWENTY FIVE (25) SPACES AT THE OCEAN COURSE TURF CARE BUILDING, THE NEW LODGE WOULD BE REQUIRED TO PROVIDE TWO HUNDRED THIRTY (230) SPACES AT THE NEW LODGE SITE.

USING CONVENTIONAL CRITERIA, ASSIGNING REQUIRED PARKING BY THE GROSS SQUARE FOOTAGE OF COMMERCIAL SPACE, THE PARKING DEMAND YIELDS A DIFFERENT AMOUNT OF PARKING SPACES. AT ONE SPACE PER THREE HUNDRED GROSS SQUARE FEET OF ANNUAL AMENITY CONDITIONED AREA, APPROXIMATELY FIFTY THOUSAND (50,000 SF), THE NONRESIDENTIAL PARKING SPACES WOULD BE CALCULATED AT ONE HUNDRED SIXTY SIX (167) SPACES. ADDING THIS TO THE ONE HUNDRED NINETY EIGHT (198) SPACES FOR THE RETAIL ROOMS AND THE THIRTY SIX (36) SPACES FOR THE GOLF HOLE, THE TOTAL PARKING WOULD TOTAL FOUR HUNDRED AND ONE (401) SPACES. THEN DEDUCTING THE CURRENT SURPLUS AND TURF CARE BUILDING PARKING SPACES, THE NEW LODGE SITE WOULD NEED TO PROVIDE THREE HUNDRED AND SEVEN (307) SPACES.

THE NEW LODGE PARKING PLAN INCLUDES A MINIMUM OF TWO HUNDRED FORTY (240) SPACES CONSISTING OF APPROXIMATELY FIFTY (50) STRUCTURED PARKING SPACES, APPROXIMATELY TEN (10) SPACES AT PLAZA LEVEL AND ONE HUNDRED EIGHTY (180) OPEN PARKING SPACES. NONETHELESS, THE NEW PLAN ALSO INCLUDES AN ADDITIONAL PARKING SPACES BEYOND SURPLUS AND PROVISIONAL. IN THE EVENT HAMMOCK BEACH DESIRES TO INCREASE THE PARKING SUPPLY, THE COMBINATION OF THE (A) PRIMARY LODGE SPACES, (B) PROVISIONAL (E.G. ELECTIVE) LODGE PARKING SPACES, (C) CURRENT SURPLUS SPACES, AND (D) TWENTY FIVE (25) PARKING SPACES AT THE TURF CARE FACILITY, YIELDS MORE THAN FOUR HUNDRED FIFTY (450) SPACES, WHICH EXCEEDS THE TOTAL DEMAND CALCULATED, EITHER METHODICALLY DESCRIBED ABOVE. THE PROVISIONAL SPACES COULD BE PURPOSED TO PROVIDE PARKING FOR FUTURE ENHANCEMENTS WITHIN EXISTING RESORT CONDOMINIUM BUILDINGS (E.G. OCEAN TOWERS PHASE II COHABITATIONAL SPACES ALONG THE GRANDE PROMENADE) OR ADDITIONAL CONFERENCE SPACE ADJACENT TO THE ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDOMINIUM ASSOCIATION WINGS (WITHIN THE PROPOSED BUILDABLE SETBACK LIMITS).

CONCURRENCY AND VESTING:

IN ACCORDANCE WITH THE TERMS OF THE EBOA, REFERENCED ABOVE, THE NEW LODGE DWELLING UNITS AND AMENITIES SHALL BE DEEMED CONCURRENT AND ALL TRANSPORTATION, OFF-SITE STORMWATER, SCHOOL, PARK, PUBLIC SAFETY, AND SOLID WASTE CONCURRENCY SHALL BE DEEMED SATISFIED.

EFFECTIVENESS AND FLEXIBILITY:

THE BASIS OF DESIGN & DEVELOPMENT CRITERIA SHALL SERVE AS THE GOVERNING STANDARDS FOR IMPROVEMENT OF THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES DESCRIBED HEREIN. SHOULD ANY CONFLICTS EXIST BETWEEN THE SITE DEVELOPMENT PLANS AND THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA, THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA SHALL PREVAIL. DEVELOPER SHALL HAVE THE FLEXIBILITY TO MODIFY THE SITE DEVELOPMENT PLANS WITHOUT ADDITIONAL APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA ESTABLISHED HEREIN UPON ADMINISTRATIVE CONFIRMATION BY THE FLAGLER COUNTY PLANNING DIRECTOR, GROWTH MANAGEMENT DIRECTOR, OR COUNTY ADMINISTRATOR, AND AS PROVIDED BY SECTION 3.04.02C, FLAGLER COUNTY LAND DEVELOPMENT CODE.

BASIS OF DESIGN & DEVELOPMENT CRITERIA

DESIGNED BY	JAA	DRAWN BY	MA	CHECKED BY	JAA	APPROVED BY	JAA
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PROJECT NO.	14-072
SCALE	AS SHOWN
DATE	AUGUST 27, 2014
SHEET NO.	C-3
SHEET	3 OF 8

FLORIDA ENGINEERING PROFS. INC. CERTIFICATE NO. EC-0006625

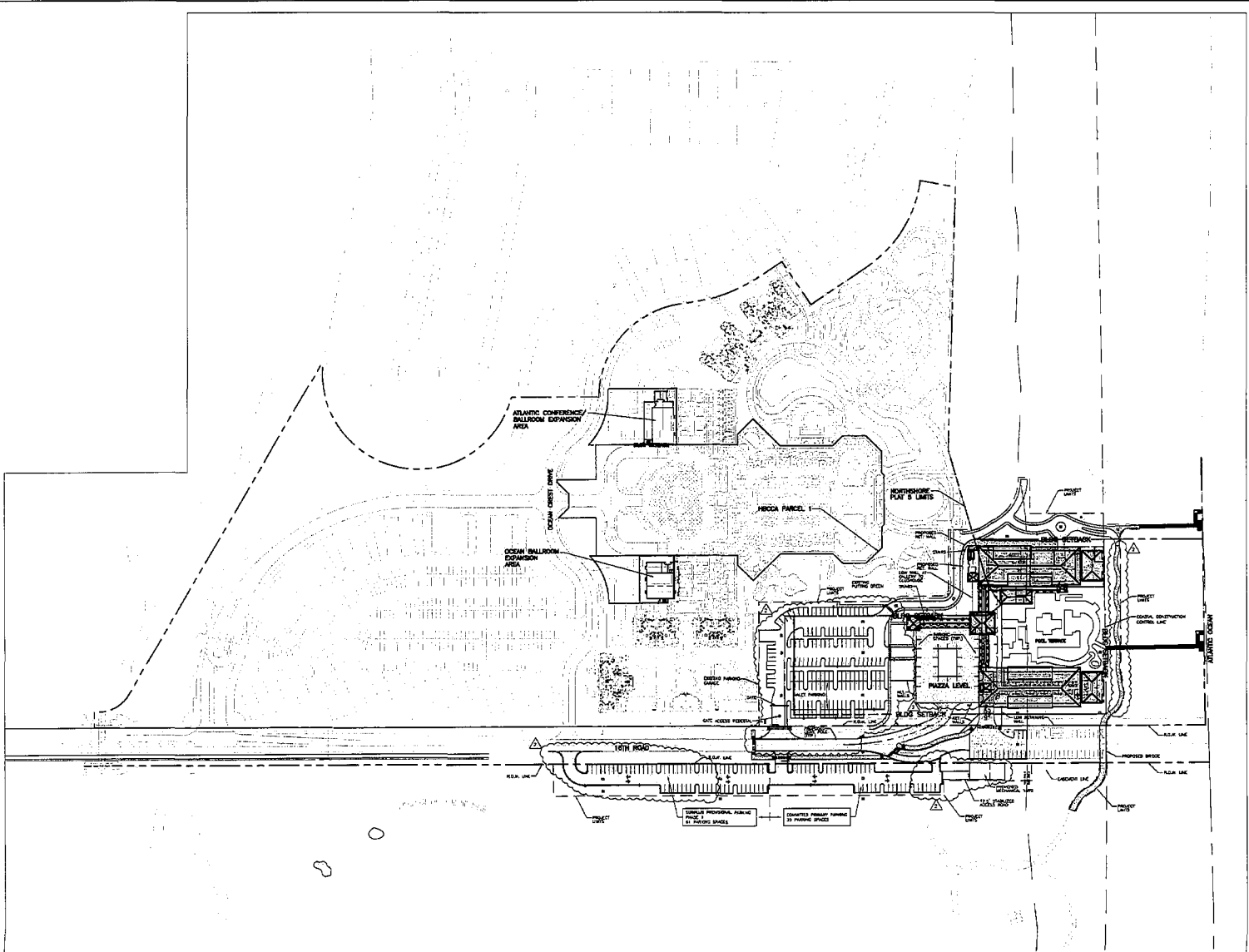
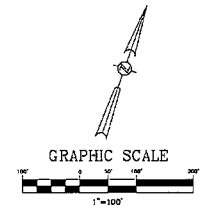
JEN H. ABRAHAM, P.E. LICENSE NO. 45138


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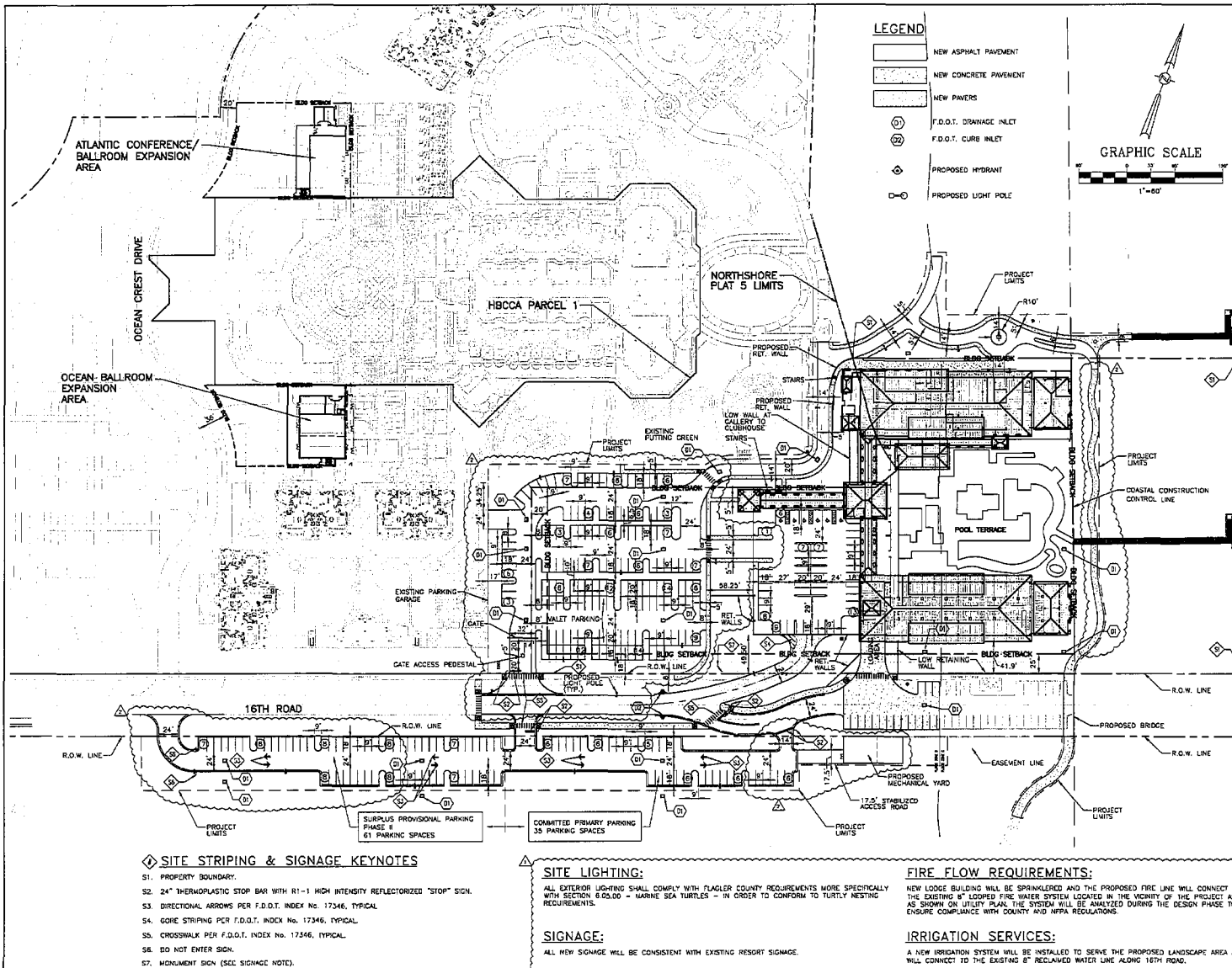
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/25/2014	REVISED PER COUNTY COMMENTS DATED 9/17/2014.	HA	JAA
	9/24/2014	REVISED PER CLIENT COMMENTS DATED 9/23/2014.	HA	JAA
DATE	REVISIONS	BY	CHECKED	

**HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA**

5127 S. Orange Avenue, Suite 200
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Phone: 407-895-0324
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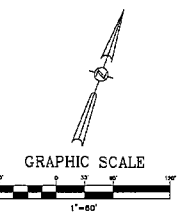


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	9/24/2014	Δ REVISED PER CLIENT COMMENTS DATED 9/24/2014.	HA	JAA								SCALE 1/4"=100'	
DATE	REVISIONS	BY	CHECKED										



LEGEND

- [Symbol] NEW ASPHALT PAVEMENT
- [Symbol] NEW CONCRETE PAVEMENT
- [Symbol] NEW PAVERS
- [Symbol] F.O.D.T. DRAINAGE INLET
- [Symbol] F.O.D.T. CURB INLET
- [Symbol] PROPOSED HYDRANT
- [Symbol] PROPOSED LIGHT POLE



SITE DATA

PROPERTY LOCATION: 105 16TH ROAD E. & 200 OCEAN CREST DRIVE
PALM COAST, FLORIDA
PROJECT AREA: 7.75± ACRES
PROPERTY FUTURE LAND USE DESIGNATION: MUL-MIXED USE LOW INTENSITY
ZONING: LOW/MEDIUM DENSITY PUD
EXISTING USE: GOLF CLUBHOUSE/COMMERCIAL
PROPOSED USES:
1. - NEW 158 ROOM LODGE WITH RESTAURANT AND GOLF CLUBHOUSE
2. - NEW BALLROOM /CONFERENCE EXPANSION
PROPOSED GROSS FLOOR AREA:
NEW LODGE 171,128 S.F.
ATLANTIC BALLROOM/CONFERENCE EXPANSION 7,350 S.F.
OCEAN BALLROOM/CONFERENCE EXPANSION 6,350 S.F.
PROPOSED TOTAL GROSS FLOOR AREA: 184,828 S.F.
MAXIMUM ALLOWABLE BUILDING HEIGHT (NEW LODGE - HIP OF ROOF) 76'
EXISTING LODGE BUILDING HEIGHT - HIP OF ROOF 76'
PROPOSED BUILDING HEIGHT - HIP OF ROOF 74'
MAXIMUM ALLOWABLE EXPANDED CONFERENCE FACILITIES BUILDING HEIGHT 71'
(HIP OF ROOF)
EXISTING CONFERENCE BUILDINGS (HIP OF ROOF) 71'

BUILDING SETBACKS (REQUIRED)

NEW LODGE:	(NORTH)	0'
CELF COURSE	(NORTH)	0'
NORTHSHORE PLAT 5	(SOUTH)	25'
COASTAL CONSTRUCTION CONTROL LINE COOL	(EAST)	0'
NORTHSHORE PLAT 5 - RECREATION	(WEST)	0'
NORTHSHORE PLAT 3 - OCEAN TOWERS	(WEST)	20'
ATLANTIC BALLROOM/CONFERENCE EXPANSION		
OCEAN CREST DRIVE	(NORTH)	0'
HAMMOCK BEACH CLUB CONDO	(SOUTH)	0'
ONE BEDROOMS AT HAMMOCK BEACH CLUB	(EAST)	0'
OCEAN CREST DRIVE	(WEST)	20' FROM R/W
OCEAN BALLROOM/CONFERENCE EXPANSION		
HAMMOCK BEACH CLUB CONDO ASSOC.	(NORTH)	0'
OCEAN TOWERS CONDO ASSOC.	(SOUTH)	0'
ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDO ASSOC.	(EAST)	0'
OCEAN CREST DRIVE	(WEST)	35' FROM C OF ROAD

BUFFERS

THERE ARE NO BUFFER REQUIREMENTS FOR HARDSCAPE, LANDSCAPE, PARKING AND MONUMENTATION TO ADJACENT PROPERTIES.

PARKING PROVIDED

EXISTING PARKING SPACES (TO BE REMOVED)	179 SPACES
STANDARD PARKING SPACES (TO BE CONSTRUCTED)	215 SPACES
SOUTH OF 16TH ROAD	35 SPACES
HANDICAP PARKING (TO BE CONSTRUCTED)	6 SPACES
TOTAL PARKING PROVIDED	256 SPACES
SURPLUS PROVISIONAL PARKING (FUTURE PHASE II)	
STANDARD PARKING SPACES	61 SPACES
NOTE: AN ADDITIONAL 157 SURPLUS SPACES WITHIN RESORT AREA AVAILABLE FOR USE AND OVERFLOW.	

SITE AREA CALCULATIONS

BUILDING FOOTPRINTS	56,565 ±S.F.		
POOL & DECK FOOTPRINTS	24,841 ±S.F.		
GARAGE BUILDING FOOTPRINTS	20,569 ±S.F.		
PAVING	101,919 ±S.F.		
SIDEWALK	18,784 ±S.F.		
IMPERVIOUS AREA	220,658 ±S.F.	5.06 ±SAC	65.34 %
PERVIOUS AREA	117,034 ±S.F.	2.69 ±SAC	34.66 %
TOTAL SITE AREA	337,692 ±S.F.	7.75 ±SAC	100.00 %

FLOOD ZONE

FLOOD ZONE AS PER FEMA F.I.R.M. PANELS 12035C0131D ELEVATION 11.00' AND 12035C0127D ELEVATION 10.00' DATED: JULY 17, 2008. FINISH FLOOR ELEVATION SHALL BE ESTABLISHED A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

STORMWATER SYSTEM:

THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH FLAGLER COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (PERMITS 4-039-1-8433-31)

DEVELOPMENT PHASING

PROJECT WILL BE DEVELOPED IN ONE PHASE WITH THE EXCEPTION OF THE SURPLUS PROVISIONAL PARKING WHICH MAY BE BUILT AT A LATER DATE.

SEWER SERVICES:

THE NEW LODGE BUILDING SEWER SYSTEM WILL CONNECT TO THE EXISTING 8" SANITARY MAIN ALONG 16TH ROAD THAT DISCHARGES INTO LIFT STATION # 18 ON OCEAN CREST WAY. THE LIFT STATION WILL BE EVALUATED AND UPDATED IF NECESSARY DURING THE DESIGN PHASE. THE EXISTING SANITARY SYSTEM IS OWNED AND MAINTAINED BY DUNES COMMUNITY DEVELOPMENT DISTRICT.

WATER SERVICES:

THE NEW LODGE POTABLE SYSTEM WILL CONNECT TO THE EXISTING 8" WATER MAIN ALONG 16TH ROAD. THE 8" WATER MAIN ALONG 16TH ROAD IS CONNECTED TO A 10" WATER MAIN AROUND OCEAN CREST DRIVE AND SUBSEQUENTLY CONNECTS TO A 12" WATER MAIN ON S.W. A.I.A. THE EXISTING SYSTEM IS OWNED AND MAINTAINED BY DUNES COMMUNITY DEVELOPMENT DISTRICT.

◆ SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
- S2. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S3. DIRECTIONAL ARROWS PER F.O.D.T. INDEX No. 17346, TYPICAL.
- S4. CORE STRIPING PER F.O.D.T. INDEX No. 17346, TYPICAL.
- S5. CROSSWALK PER F.O.D.T. INDEX No. 17346, TYPICAL.
- S6. DO NOT ENTER SIGN.
- S7. MONUMENT SIGN (SEE SIGNAGE NOTE).

▲ SITE LIGHTING:

ALL EXTERIOR LIGHTING SHALL COMPLY WITH FLAGLER COUNTY REQUIREMENTS MORE SPECIFICALLY WITH SECTION 6.05.00 - MARINE SEA TURTLES - IN ORDER TO CONFORM TO TURTLE NESTING REQUIREMENTS.

◆ SIGNAGE:

ALL NEW SIGNAGE WILL BE CONSISTENT WITH EXISTING RESORT SIGNAGE.

FIRE FLOW REQUIREMENTS:

NEW LODGE BUILDING WILL BE SPRINKLERED AND THE PROPOSED FIRE LINE WILL CONNECT TO THE EXISTING 8" LOOPED FIRE WATER SYSTEM LOCATED IN THE VICINITY OF THE PROJECT AREA AS SHOWN ON UTILITY PLAN. THE SYSTEM WILL BE ANALYZED DURING THE DESIGN PHASE TO ENSURE COMPLIANCE WITH COUNTY AND NFPA REGULATIONS.

IRRIGATION SERVICES:

A NEW IRRIGATION SYSTEM WILL BE INSTALLED TO SERVE THE PROPOSED LANDSCAPE AREA AND IT WILL CONNECT TO THE EXISTING 8" RECLAIMED WATER LINE ALONG 16TH ROAD.

DATE	REVISIONS	BY	CHECKED
9/24/2014	▲ REVISED PER COUNTY COMMENTS DATED 9/17/2014.	HA	JAA
9/24/2014	▲ REVISED PER CLIENT COMMENTS DATED 9/24/2014.	HA	JAA

**HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA**

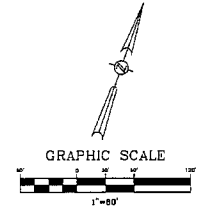
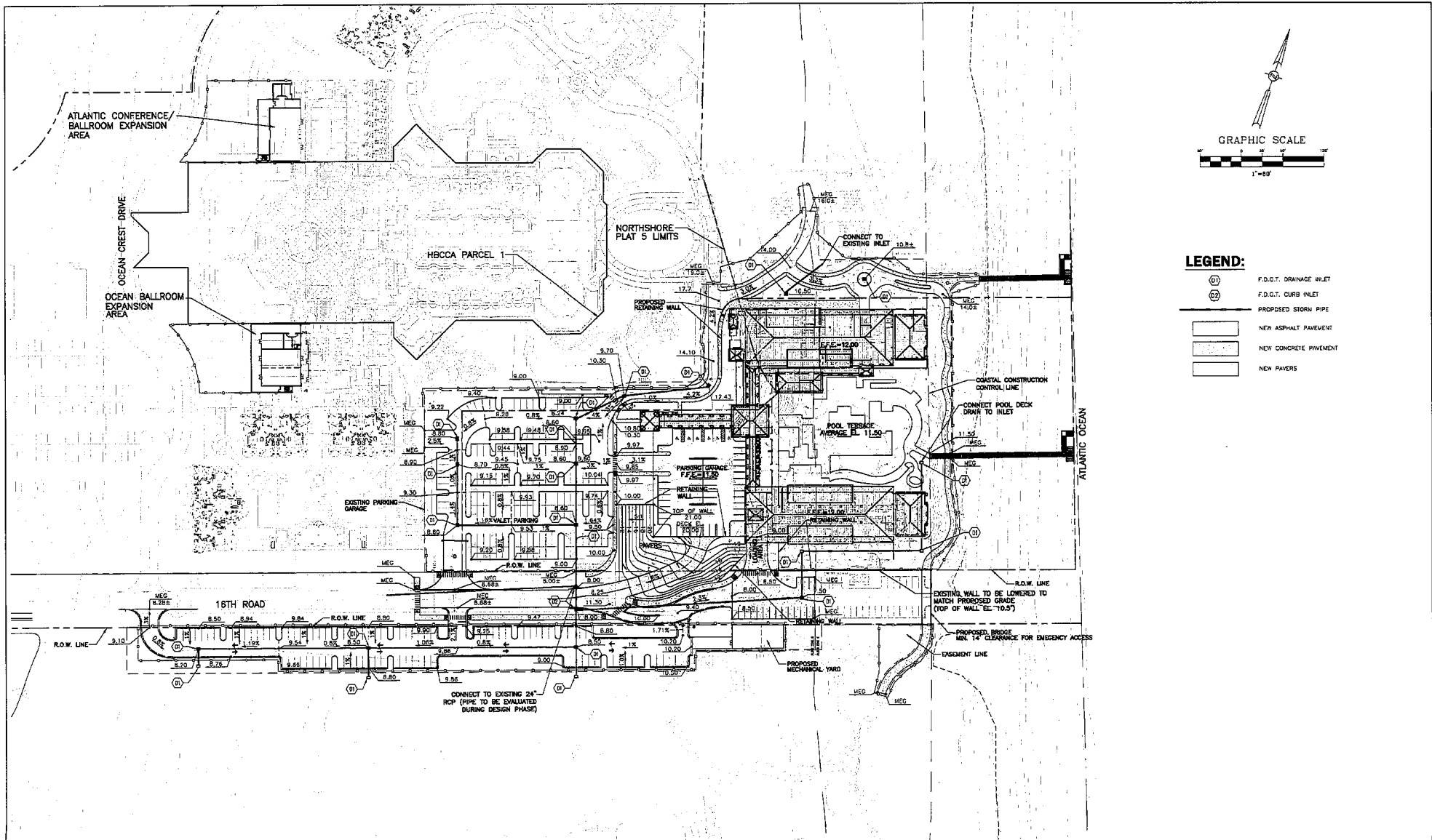


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA
PROJECT NO	SCALE	DATE	SHEET
14-072	1"=60'	AUGUST 27, 2014	C-5
			5 of 8

FLORIDA PROFESSIONAL ENGINEERING CERTIFICATE NO. 69-000681
JON H. JARADIN, P.E.
LICENSE NO. 42128



- LEGEND:**
- (D) F.D.G.T. DRAINAGE INLET
 - (C) F.D.G.T. CURB INLET
 - PROPOSED STORM PIPE
 - [Pattern: Dotted] NEW ASPHALT PAVEMENT
 - [Pattern: Stippled] NEW CONCRETE PAVEMENT
 - [Pattern: Horizontal Lines] NEW PAVERS

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/24/2014	REVISOR	HA	JAA
	9/24/2014	REVISOR	HA	JAA
DATE	REVISIONS	BY	CHECKED	

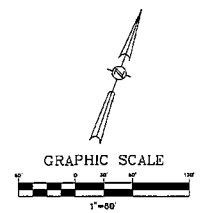
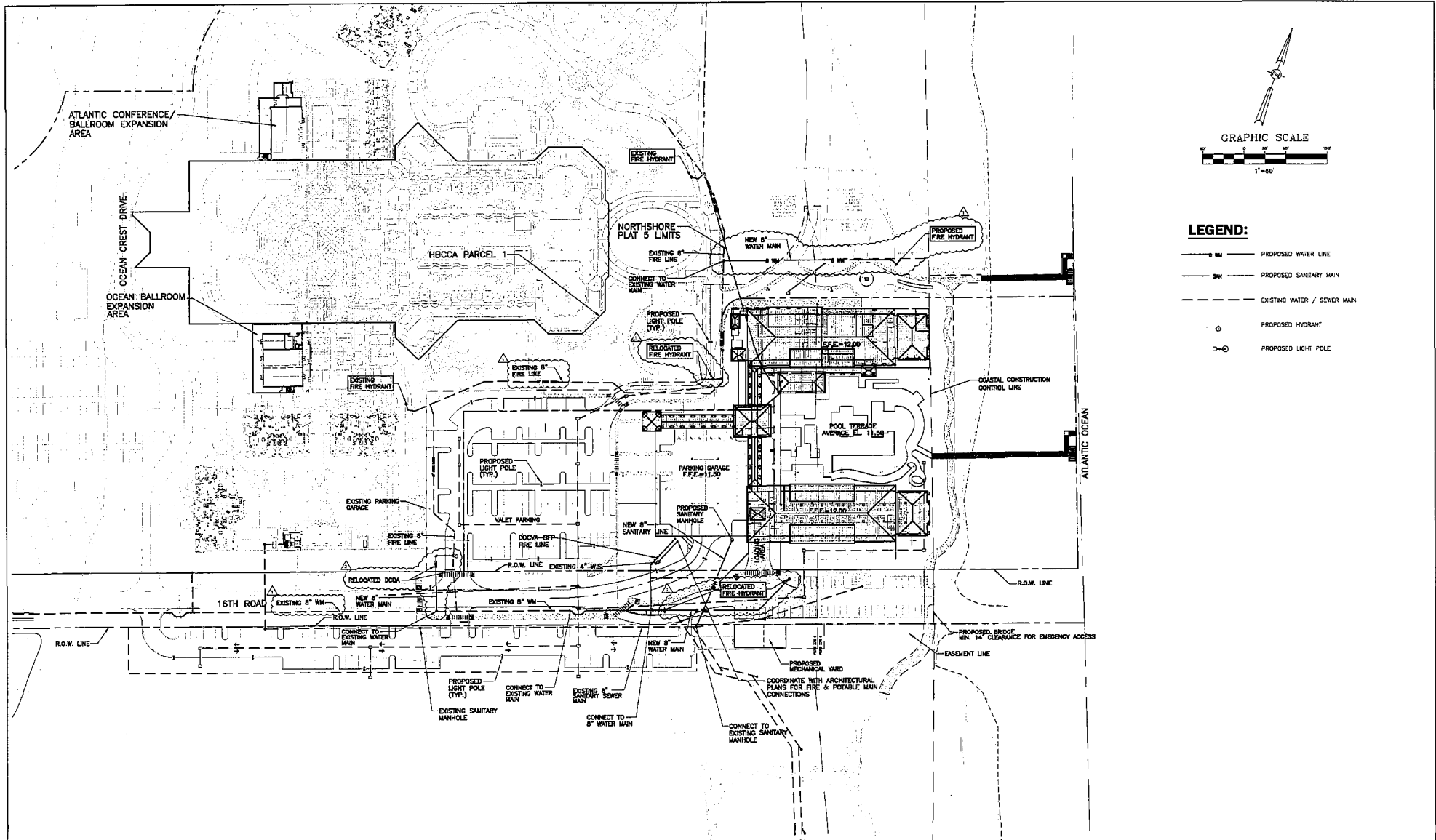
**HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES**
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PRELIMINARY SITE PAVING, GRADING AND DRAINAGE PLAN			
DESIGNED BY JAA	DRAWN BY HA	CHECKED BY JAA	APPROVED BY JAA
PROJECT NO. 14-072		FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. EB0000585	
SCALE 1"=60'		DATE AUGUST 27, 2014	
SHEET NO. C-6		SHEET 5 OF 8	

JAN M. ADAMS, P.E.
LICENSE NO. 40172



- LEGEND:**
- 8" W — PROPOSED WATER LINE
 - 8" S — PROPOSED SANITARY MAIN
 - - - - - EXISTING WATER / SEWER MAIN
 - ⊕ PROPOSED HYDRANT
 - ⊙ PROPOSED LIGHT POLE

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	9/24/2014	△ REVISED PER COUNTY COMMENTS DATED 9/17/2014.	HA	JAA
	9/24/2014	△ REVISED PER CLIENT COMMENTS DATED 9/24/2014.	HA	JAA
DATE	REVISIONS	BY	CHECKED	

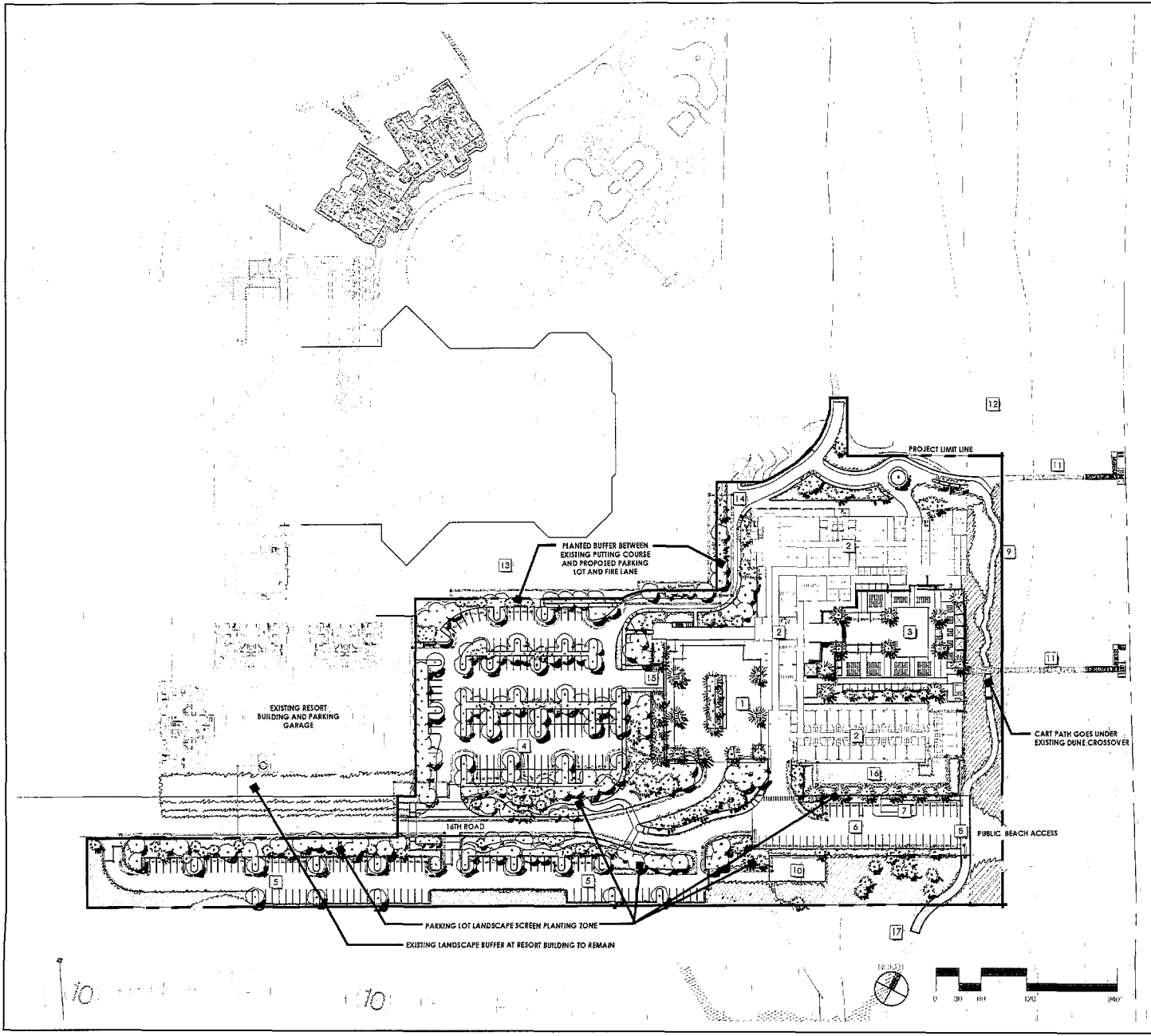
**HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES**
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PRELIMINARY SITE UTILITY PLAN				PROJECT NO.	14-072	FLORIDA ENGINEER ME GROUP, INC. CERTIFICATE NO. CD000685	
				SCALE	1"=60'		
DESIGNED BY	JAA	DRAWN BY	HA	CHECKED BY	JAA	APPROVED BY	JAA
				SHEET NO.	C-7		
				SHEET	7 OF 8		


JEAN M. ASH KOEHL, P.E.
LICENSE NO. 40125
14-072_Prelim.dwg





SITE LEGEND


- 1 Arrival Piazza w/ Parking Below
- 2 New Lodge
- 3 Amenity Courtyard w/ Swimming Pool
- 4 North Parking Lot w/ Dedicated Valet Spaces
- 5 South Parking Lot
- 6 Enhanced Public Parking Lot
- 7 Existing Public Restroom Building
- 8 Pedestrian and Cart Bridge
- 9 Relocated Cart Path
- 10 Building Mechanical
- 11 Existing Pedestrian Dune Crossover
- 12 Existing Golf Hole
- 13 Existing 9-hole Putting Course to Remain
- 14 Fire Lane
- 15 Access to Garage
- 16 Landscaped Garden Area
- 17 Existing Cart Path to Remain


LANDSCAPE LEGEND


 **CANAOPY TREE**
(Oak, Magnolia, Holly)


 **FAN PALM**
(Sabal Palm, Washingtonia Palm)


 **DATE PALM**
(Medjool Date Palm)

 **INTERMEDIATE/FLOWERING TREE**
(Ligustrum, Crape Myrtle, Sea Grape)

 **EXISTING TREE**

 **SHRUB ZONE**
(Viburnum, Oleander, Fire Bush, Saw Palmetto)

 **TURF**

 **EXISTING NATIVE VEGETATION TO REMAIN**

NOTE: WHEN APPROPRIATE, AVAILABLE AND PERMISSIBLE, NATIVE PLANT SPECIES WILL BE UTILIZED.

EDSA
PLANNING • LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • GRAPHIC DESIGN

HAMMOCK DUNES PUD, NEW LODGE & EXPANDED CONFERENCE FACILITIES
Palm Coast, Florida

Rev.	Date	Description	By:

Sheet Title:
LANDSCAPE SCREENING & BUFFER PLAN

Date: 09.25.14	Scale: 1:60
Drawn By:	Designed By:
Approved By:	Project No:

Seal:	Sheet Number: L-1
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EXHIBIT D

Application for SDP Review in a PUD
Additional Items Discussed at TRC Meeting

During the Technical Review Committee meeting on September 17, 2014, the attending audience was provided the opportunity to make comments, ask questions, and challenge the Applicant and members of TRC. While outside of the ordinary, LRA and Salamander did not oppose interjection by the audience; however, we want this response to address issues that were raised and certain inaccurate statements made by some audience participants at the TRC meeting. The discussion below is not intended to be exhaustive or capture every comment made, but rather to address concerns that are not specifically addressed within the TRC comments or LRA and Salamander's formal responses thereto.

1. Participation and Notice to property owners and members regarding the New Lodge and Expanded Conference Facilities concept.

Our Application discusses the pre application due diligence conducted, outlining each step, the outcome, and the follow through. As indicated, prior to any application being prepared or submitted to Flagler County, and prior to any discussion or outreach to Flagler County, we solicited the interest and support of Hammock Beach property owners and members through a lengthy, collaborative and transparent process, which is thoroughly detailed in Application. The April 5th, 2014 Town Hall Meeting was the culmination of months of meetings and dialogue and was intended to both present the work of the Community Committee and Salamander in developing a concept for presentation to our members and owners, and to take a straw poll to determine community interest in proceeding with the project.

In preparation for the Saturday April 5th Town Hall Meeting the following steps were taken to ensure notification regarding the meeting and its purpose:

- March 27th, 2014 Eblast announcing the Meeting was sent out to all members of The Club At Hammock Beach. On the same day notice of the meeting was posted on the Club website.
- During the week of March 24th, an Eblast Meeting announcement was provided to the Management Companies of the appropriate property owner associations and condominium owner associations so that all property owners within these associations, whether residents, non-residents, club members, or non-club members would be informed of the meeting and could participate. The property and condominium owner associations that were provided the Eblast and disseminated the announcement to their members includes (Management Company identified in parentheses):

Hammock Beach Club Condominium Association (Southern States)
One Bedroom Home Owner Association (Aegis)
Ocean Towers Home Owner Association (Aegis)
Villas Home Owners Association (Aegis)
Conservatory Property Owners Association (Southern States)
Ocean Hammock Property Owners Association (May Management)
Yacht Harbor Village Property Owners Association (Aegis)
Yacht Harbor Condominium Owners Association (Aegis)

- Additionally, once the straw poll results were tabulated, reflecting 85% support, this was communicated to those in attendance at the Town Hall meeting.
- Voting was extended online through April 12th for the benefit of those not able to attend the Town Hall meeting. An additional 200 ballots were cast during this period, resulting in an increase of support to a level of 86%.
- The polling information and results were sent out in Eblast format to all members of The Club At Hammock Beach, as well as to all of the members of the associations as listed above during the week of April 14th.

2. Florida Land and Water Adjudicatory Committee consideration of 2009 Notice of Proposed Change.

There was some misunderstanding or misinterpretation by an audience participant that the Florida Land and Water Adjudicatory Committee's actions in 2011 prevented any future development plans or consideration thereof by the Flagler Board of County Commissioners related to the Ocean Course and Lodge. The Governor and FLAWAC specifically advised the 2009 NOPC applicant to develop and submit a specific plan for consideration by Flagler County, which is the process now being undertaken. Every aspect of the New Lodge Site Development Plan Review Application is different from the legal debate related to the 2009 NOPC. Comparing the 2009 NOPC Application and proceedings with the New Lodge Site Development Plan Review Application is a misinformed approach; the two processes are not the same.

The Essentially Built Out Agreement, as referenced in our Application, provides clear evidence regarding the ability for the Board of County Commissioners to consider future development within the Hammock Dunes PUD, expressly indicating that future development, including that related to vested units, would undergo the normal processes outlined in the planned unit development criteria of the Flagler County Land Development Code.

The New Lodge plan has been thoughtfully developed with input and support from property owners, specifically identifying the (1) land uses and their quantity and areal extent, (2) limits and type of improvements to the property, (3) sufficiency of infrastructure to serve the proposed uses, (4) harmony of the uses with adjacent uses, and (5) size, location, and character of the proposed site improvements; along with descriptive information about the proposed buildings and improvements well advanced and beyond the typical detail provided in a Site Development Plan Application.

While the New Lodge and Expanded Conference Facility Application for Site Development Plan Review in a PUD meets the criteria of the Flagler County Land Development Code relevant to this type application, the information provided in the Application demonstrates that the proposed plan (a) does not adversely affect the orderly development of Flagler County, (b) complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners, and (c) will not affect adversely the health and

safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood. Further, the information provided in the Application demonstrates that the New Lodge and Expanded Conference Facilities will provide tangible and intangible benefits to the citizens of Flagler County.

The Application does not predispose or demand approval by the Board of County Commissioners, but rather provides the Commissioners the information and justification for a decision of approval, and seeks a favorable decision by the Commissioners siding with a strong majority of members and property owners who support the New Lodge and Expanded Conference Facilities.

3. Private Covenant and Enforcement.

There was a concern that the private commitment referenced by Salamander during the Town Hall meetings was not evident and would not be enforced. The participant that made this comment was negligent in reviewing the Application, as the commitment was expressed in the Application letter, as well as contained specifically within the Basis of Design. LRA and Salamander stand firmly behind our commitment. We understand that it is not the County's responsibility to enforce private covenants; therefore, as indicated in our Application, we will record a private covenant to document our commitments to our members and property owners. The private covenant will be developed with input and participation from the Community Committee and the Hammock Beach Advisory Board of Governors.

4. Vacation rental homes causing traffic issues at Hotel Trace Boulevard.

There was concern that vacation rental homes operated within the community, specifically behind the Hotel Trace Boulevard gatehouse, were already causing traffic issues. It is important to note that the gate operator, RAMCO Protective, changed their protocol to address periodic peak trip periods to alleviate congestion at the gate. Hammock Beach does not operate the subject gate and has not had issues with the arrival points that Hammock Beach manages. The issue of concern was addressed through operational changes by the appropriate entity. We will continue to effectively manage arrivals at the Resort.

5. Dunes Community Development District application for utility service for New Lodge.

There was some concern that an application had not been made to the Dunes Community Development District for the New Lodge. Please see an extended discussion regarding utility service in Exhibit E of this TRC Comment response submittal. An application to the Dunes CDD is premature at this juncture, but will be forthcoming as detailed construction drawings are progressed over the next three to six months.

6. Meeting with Hammock Beach Club Condominium Association.

A statement was made by an audience member at the TRC meeting that no one had reached out to the Hammock Beach Club Condominium Association (HBCCA). This is not accurate. Salamander, from the outset of the conceptualization of the New Lodge and Expanded Conference Facilities, has expressed verbally and in writing the willingness to meet with any party or individual that desires to discuss the proposed enhancements. We have continued to demonstrate our openness and flexibility to meet with any party, and maintain our commitment to this end. We have not declined any request for a meeting or call.

We recognized specific interested parties centric to the Hammock Beach Resort and adjacent properties, which are listed in our Application package, Tab 3, that provide the information presented to members, property owners, and anyone who requested information during the conceptualization process. The interested parties include the HBCCA, which was incorporated into the Community Committee and each entity designated their own representative to attend meetings and act as a liaison between Salamander and the entity's membership or association. HBCCA had two designated representatives on the Community Committee, with at least one representative attending each meeting of the Community Committee. One of the HBCCA representatives that served also attended the TRC meeting. Community Committee members were responsible to communicate with their respective group the information discussed, and disseminate information provided by Salamander during the initial concept development. Salamander did not control or restrict members of the Community Committee or their representatives, and specifically, and repeatedly, solicited the opportunity to meet with anyone that desired to discuss the matter.

Several Community Committee member groups requested individual meetings and Salamander accepted all requests and met with these groups. Despite the HBCCA's representation on the Hammock Beach Community Committee and knowing and hearing the invitations to meet or discuss the New Lodge, the HBCCA representative, nor anyone from the HBCCA, requested a meeting or call with Salamander in regard to the New Lodge. We remain open to meet with the HBCCA or any other interested party, and await their invitation or request.

7. Park area influence by New Lodge.

The New Lodge does not impact any park areas. As part of the Hammock Dunes Development of Regional Impact Development Order revision process, Flagler County and the Developers within the Hammock Dunes DRI/PUD, agreed to increase the park area through an exchange of park locations. The Board of County Commissioners approved the exchange and the general public received considerable benefit through expanded park area through that process, which dates back more than 15 years ago.

8. Scenic A1A PRIDE oversight and involvement.

There was some concern whether A1A Scenic PRIDE would participate in the Application review. LRA and Salamander have reached out to numerous entities, including A1A Scenic PRIDE, to present and discuss the New Lodge plan, and obtain input and advisement. A formal presentation to Scenic A1A

PRIDE was made on September 26, 2014 and the plan has been modified to incorporate comments received. Our team looks forward to continuing our dialogue with Scenic A1A PRIDE as the design progresses.

9. Applicant's representation of process and amount of support.

The open process we have conducted for the New Lodge plan should be evident through the information provided in the Application. We recognize, and acknowledge, that it is impossible to receive support from everyone, but we are open to discussing the New Lodge with anyone and receiving constructive input, and making changes that will improve the plan. We provided detail regarding our outreach and the amount of participation and polling conducted, and also provided statistics regarding the polling results. We sincerely believe that anyone interested in the New Lodge plan has had extraordinary access to the plan and the opportunity to participate in the process, and we will continue to share this information with any interested party.

10. Parking plan and adequacy of existing parking, actual use of existing parking.

There was some question whether information provided by LRA and Salamander is accurate regarding current parking, actual use, and the proposed parking plan. There is obvious and documented evidence that significant parking space vacancy exists in every actual occupancy scenario, including those involving 100% occupancy and major events. We welcome concerned parties to observe the high vacancy in parking spaces for themselves and to document same; it's not a complicated exercise, and it's been demonstrated repeatedly.

11. Hospitality nature of New Lodge – hotel use.

There was some concern that LRA and Salamander's use of the term New Lodge avoided the nature of land use proposed in the New Lodge and Expanded Conference Facilities plan; the implication was an intention to mislead by nomenclature as to the intended use, as if a Lodge is not intended for lodging. It is difficult to understand the concern, given the abundance of information contained within our Application that cites the use types and specifically discussed their nature, not to mention months of preceding dialogue and discussion throughout the process regarding the intended hotel use.

EXHIBIT E

Application for SDP Review in a PUD

Dismissal of Utility Service and Annexation Concern

An unfortunate aspect of any application, such as the New Lodge and Expanded Conference Facilities, involves the introduction of misleading information and unfounded theories by those with specific agendas adverse to the application in an attempt to create concern and fear. One issue that has recently been introduced into the Application discourse that falls into this classification is related to utility service to the New Lodge and Expanded Conference Facilities and the notion that the City of Palm Coast would seek involuntary annexation of the Hammock. The email below reflects the undue concern introduced by an antagonist:

From: CAN WE AFFORD A NEW HOTEL <willourpropertytaxesincrease@gmail.com>

Date: September 25, 2014 at 10:08:39 AM EDT

To: WillOurPropertyTaxesIncrease@gmail.com

Subject: Can We Afford the Proposed Hammock Beach Hotel Project

THE SALAMANDER PROPOSED HOTEL PROJECT COULD RAISE OUR PROPERTY TAXES BY 25%

In an article in the current issue of The Ocean Breeze(Fall 2014, page 6 "Dunes CDD Water Cooler Corner"), written by Gary Crahan, who is a member of the DCDD Board of Supervisors, he said that DCDD informed Salamander in May, 2014 that DCDD did not have the capacity to provide water to the proposed 200 room hotel!

If the Hotel project results in either Salamander using The City of Palm Coast's water or causes DCDD to be unable to meet our future requirements as our community is built out, and a resulting need to use The City of Palm Coast's water, the quid pro quo of The City of Palm Coast would likely be annexation of our community (Hammock Beach, Hammock Dunes, Ocean Hammock and Yacht Harbor).

Since 2000 The City of Palm Coast has attempted to annex a number of properties in exchange for tapping into its supply of potable water. In or around 2005 The City of Palm Coast, Flagler County and Flagler Beach fought "water wars" over this issue. In 2010 The City of Palm Coast started efforts to annex Palm Coast Plantation (off Colbert Lane and in Flagler County, but not in the city) and in settlement of a lawsuit by Palm Coast Plantation finally agreed a few months ago to not proceed with annexation at this time, but did not agree to hold off forever. In the Mediation agreement The City of Palm Coast included a number of recitals pointing to special facts involved in its agreement to not pursue annexation of Palm Coast Plantation. Last week The City of Palm Coast reached an agreement with Flagler County to resolve its efforts to require annexation of the Flagler County Airport in exchange for providing potable water to the proposed National Guard facility there.

Annexation would have its "benefits" and costs to all of us. As to the benefits, I can only point out that, as part of its efforts to annex Palm Coast Plantation, Palm Coast City Manager Jim Landon stated at a meeting of the Palm Coast Plantation Homeowners Association that "I have nothing to offer but higher taxes with annexation." So much for the benefits.

As to the property tax increase should be we be annexed, the City of Palm Coast's property tax rate is currently \$4.25 per \$1,000 of assessed value – this is more than 25% of our total property tax in Flagler county, and would have to be paid in addition to our current property tax. So, by way of example, our tax increase would be:

On a property valued at \$1,000,000 - \$4,250 per year

On a property valued at \$500,000 - \$2,125 per year

On a property valued at \$300,000 - \$1,275 per year

We are a potential cash cow for the City of Palm Coast. A huge property base to tax, and no additional services to provide. Do we want to risk an annual 25% property tax increase to have a hotel built on our golf course property, or is this the final straw?

Please forward this email to your friends and contacts in Hammock Beach, Hammock Dunes, Ocean Hammock and Yacht Harbor.

We are disappointed with the unnecessary sensationalism and twisted fantasy associated with the above email. We want to take the opportunity to squarely and fully address the false premise and inaccuracy of the content of the email.

As expressed and explained in our Application, Salamander met with Dick Ryan, District Manager of the Dunes Community Development District, in May 2014 to discuss the New Lodge conceptual plan and the District's service. Mr. Ryan confirmed, based on his understanding of the preliminarily New Lodge program, the District has adequate physical potable water, wastewater, and reclaimed water capacity to provide the nominal increase in service demands associated with the New Lodge and Expanded Conference Facilities.

The District's wastewater and reclaimed water permits will not require modification to accommodate service to the New Lodge; whereas the District's consumptive use permit will require administrative modification to allocate uses associated with the additional potable water demand associated with the New Lodge. That is, the District's physical facilities are capable of providing the requested service, but the District's regulatory permit does not, at this time, include the projection of service demand associated with the New Lodge. In no way does this cast any doubt on the ability to modify the permit or incorporate the service demand into the permitted volumes. It is merely a function of how the St. Johns Water Management District (SJRWMD) structures consumptive use permits and allocates uses. Because the SJRWMD issues annual allocations of use in five year increments based on a utilities' anticipated service demands, it is common that a utility may need to modify the permit to adjust its projected demands and consumptive uses.

Virtually every utility in the state, including those in the jurisdiction of the SJRWMD, have much greater potential service demand and latent use potential than authorized by a consumptive use permit. As areas are developed and new service applications are submitted, a utility will update its projections of use, which may require no permitting or physical facility capacity changes, or it may involve only a paper change in capacity via revision to permit allocations, or it may involve both a permit revision as well as increasing the physical capacity of the utility's treatment, storage, or supply facilities. In the case of the New Lodge and Expanded Conference Facilities, it appears that the application will necessitate only a paper change in permitted capacity.

The District has provided exemplary service to the property owners within the District and has been an excellent steward of water resources. In fact, the regulatory agency responsible for permitting consumptive uses awarded the District financial grants toward the reverse osmosis system as an alternative water supply system which aided in the design and construction of the potable water facility.

The District's use of the upper Floridan aquifer minimizes the need for higher quality water resources and protects other natural resources, such as wetlands, from potentiometric drawdown related to wells systems. The abundance of the upper Floridan aquifer, together with the location of the District's wellfield, and the long history of good stewardship demonstrated by the District, provides the District opportunity to increase their use to serve additional demands within the District without the threat or fear of influencing other permitted users or causing environmental impacts. Therefore, Salamander considers the consumptive use permit modification mentioned previously as primarily ministerial in nature, as the system's capability is not in question or even a concern. While the St. Johns River Water Management District (SJRWMD) must review and authorize the permit revision, the factors considered by the SJRWMD in this respect give us confidence that the nominal amount of essential service use associated with the New Lodge and Expanded Conference Facilities will result in approval of the request.

The District is the rightful utility provider for the residents and property owners within the District and has established the District area as its potable water and wastewater service boundary. LRA has submitted a formal request to the District to enter into a service agreement that will provide for payment of capacity fees, processing of the modification of the consumptive use permit, and address other service matters. The District has used service agreements as a useful and effective tool to manage service to developments within the District. A service agreement precedes an application for service, which is typically submitted in conjunction with a Florida Department of Environmental Protection application for new potable water or wastewater facilities (mains, service connections, sewers, etc.) or a building permit application to Flagler County for new improvements (e.g. New Lodge). An application for service is anticipated in early 2015, after the County's consideration of the Site Development Plan Review, and the subsequent advancement of the building design necessary to apply for a building permit.

To our knowledge, the City of Palm Coast has not attempted to annex the Hammock, nor has the City expressed any desire to incorporate the District's service area into the City's utility franchise area. Furthermore, the City has not offered, and LRA and Salamander have not requested, any service to the New Lodge, neither would any discussion be relevant. LRA and Salamander are not desirous, nor has there been any interest or consideration, in pursuing annexation of any property on the barrier island into the City. Any suggestion to the contrary would seem to be intended to create fear mongering associated with the potential threat from the City of Palm Coast regarding annexation. The claim made in the subject email is completely unfounded and without basis.

EXHIBIT F

Application for SDP Review in a PUD

A1A Scenic PRIDE Presentation – September 26, 2014



HAMMOCK BEACHSM RESORT

PALM COAST FLORIDA

SEPTEMBER 26, 2014



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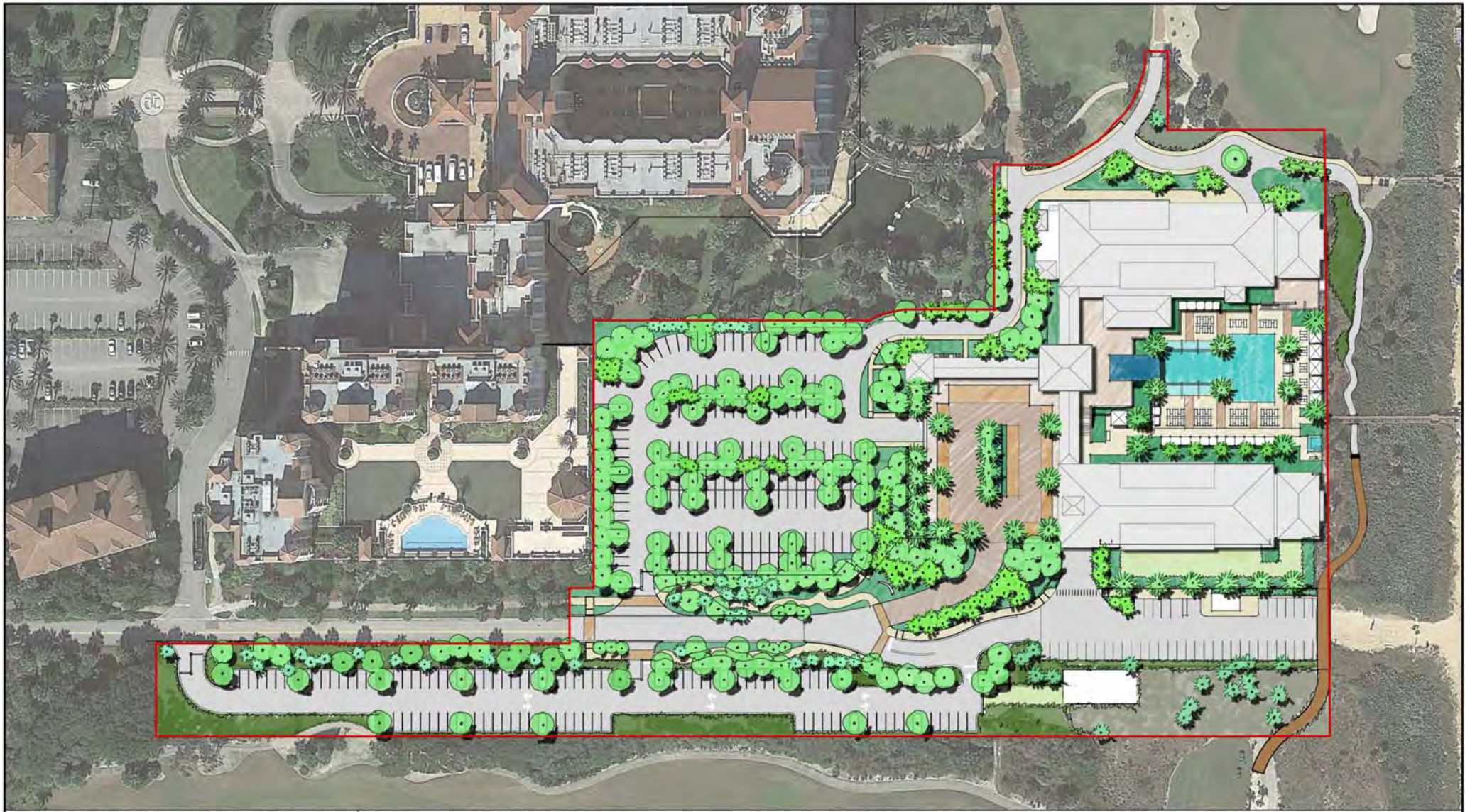


PROJECT N° 20120354 | 09/26/2014

AREAL VIEW OF SITE

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354

09/26/2014

ARCHITECTURAL SITE PLAN

HAMMOCK BEACH RESORT
Palm Coast, Florida

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PROJECT N° 20120354

09/26/2014

ORIGINAL RENDERINGS - SUPERSEDED

HAMMOCK BEACH RESORT
Palm Coast, Florida

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PROJECT N° 20120354

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ORIGINAL RENDERINGS - SUPERSEDED

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354

09/26/2014

RENDERED BUILDING ELEVATIONS

HAMMOCK BEACH RESORT
Palm Coast, Florida





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RENDERED BUILDING ELEVATIONS

HAMMOCK BEACH RESORT
Palm Coast, Florida

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RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida

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PROJECT N° 20120354

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RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354

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RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida





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RENDERED BUILDING ELEVATIONS - DETAILS

HAMMOCK BEACH RESORT
Palm Coast, Florida

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VIEW FROM 18TH GREEN

HAMMOCK BEACH RESORT
Palm Coast, Florida

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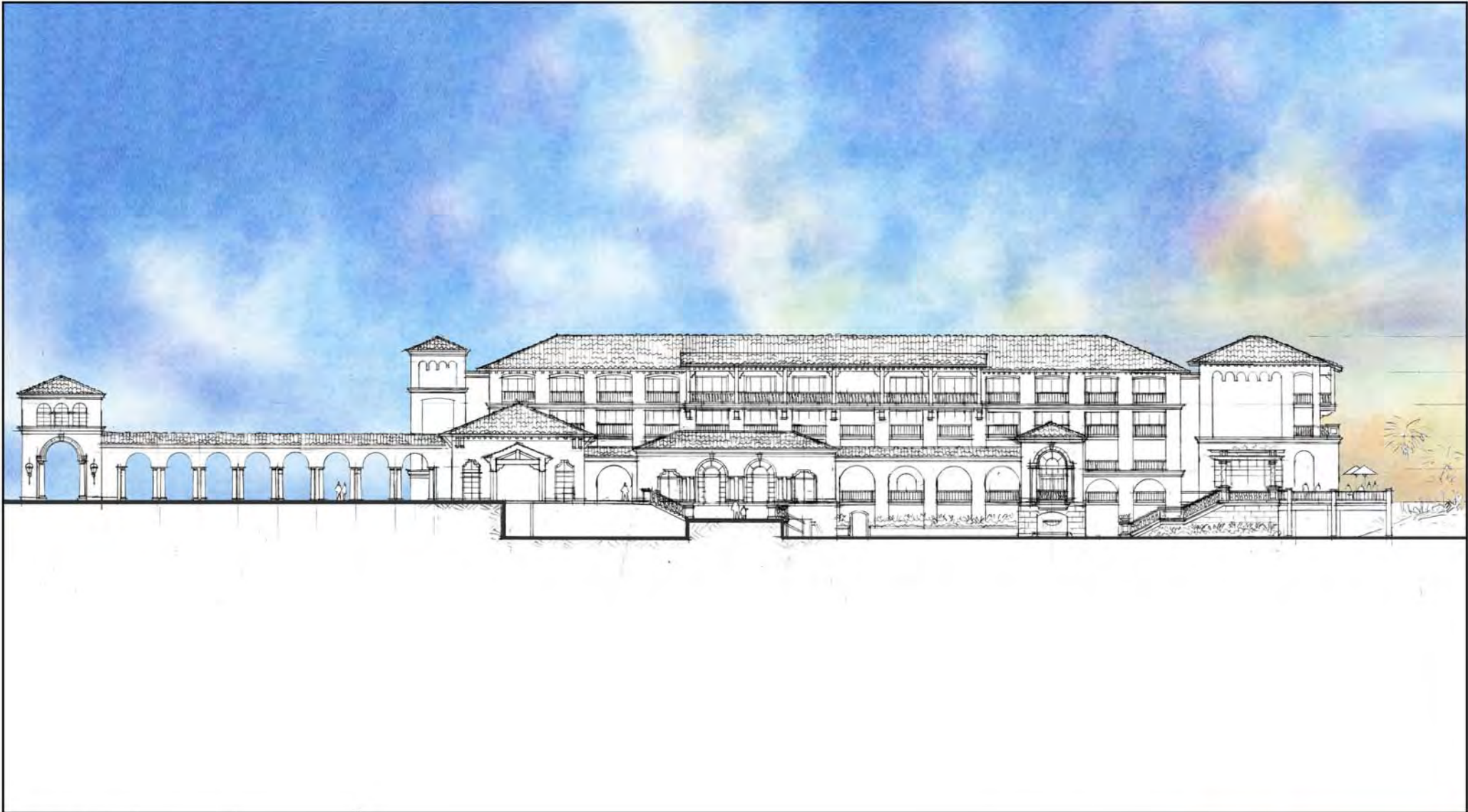


PROJECT N° 20120354 | 09/26/2014

VIEW FROM 16th STREET

HAMMOCK BEACH RESORT
Palm Coast, Florida





PROJECT N° 20120354 | 09/26/2014

SOUTH ELEVATION FROM 16th STREET

HAMMOCK BEACH RESORT
Palm Coast, Florida

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PROJECT N° 20120354 | 09/26/2014

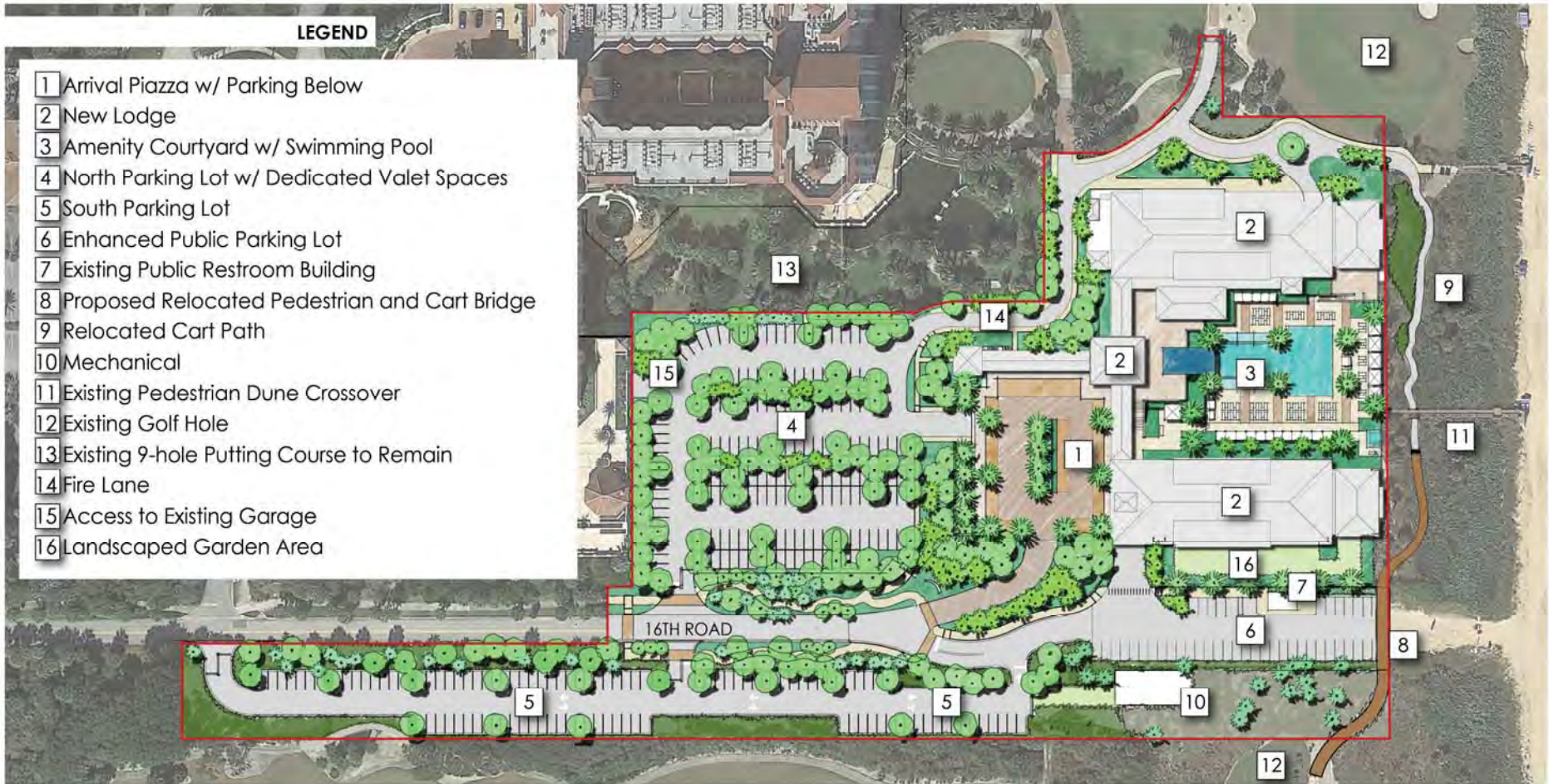
VIEW FROM 16th STREET

HAMMOCK BEACH RESORT
Palm Coast, Florida

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LEGEND

- 1 Arrival Piazza w/ Parking Below
- 2 New Lodge
- 3 Amenity Courtyard w/ Swimming Pool
- 4 North Parking Lot w/ Dedicated Valet Spaces
- 5 South Parking Lot
- 6 Enhanced Public Parking Lot
- 7 Existing Public Restroom Building
- 8 Proposed Relocated Pedestrian and Cart Bridge
- 9 Relocated Cart Path
- 10 Mechanical
- 11 Existing Pedestrian Dune Crossover
- 12 Existing Golf Hole
- 13 Existing 9-hole Putting Course to Remain
- 14 Fire Lane
- 15 Access to Existing Garage
- 16 Landscaped Garden Area



PROJECT N° 20120354

09/262014

SITE PLAN

HAMMOCK BEACH RESORT
Palm Coast, Florida

EDSA

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GENERAL SITE NOTES

SIGNAGE

ALL NEW SIGNAGE/GRAPHICS TO BE CONSISTENT WITH EXISTING RESORT.

PARKING SUMMARY

- 77 - North Lot Member & VIP Spaces
- 73 - North Lot Valet Spaces
- 20 - Arrival Court Spaces
- 51 - Structured Member & VIP Spaces
- 88 - South Lot Spaces (35 dedicated)
- 44 - 16th Street Public Lot Spaces

EXISTING 16TH STREET ALIGNMENT



EXISTING CART PATH ALIGNMENT



PROJECT N° 20120354

09/26/2014

SITE PLAN

HAMMOCK BEACH RESORT
Palm Coast, Florida

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LEGEND

- MIXED SHRUBS, SMALL TREES & PALMS
- NATURALIZED AREA
- TREES & PALMS
- PROPOSED PROJECT LIMITS

NOTE: THIS EXHIBIT REFLECTS THE CHARACTER OF LANDSCAPE AREAS LOCATED WITH IN THE PROJECT LIMITS. IT DOES NOT IDENTIFY WHICH AREAS THAT WILL BE IMPACTED BY PROPOSED DEVELOPMENT.

PROJECT N° 20120354 | 09/26/2014

EXISTING VEGETATION DIAGRAM

HAMMOCK BEACH RESORT
Palm Coast, Florida

EDSA

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EXISTING VEGETATION NOTES:

1. This inventory existing vegetation is a general depiction based on recent aerial photography. This is not a survey.
2. The majority of the existing landscape around the building and pool areas is non-native, ornamental plant material.
3. The naturalized areas at the dune and the areas south of the 16th Street is characterized as a mixture of native and non-native species that are adapted to the ocean-side dune environment.
4. 'Trees & Palms' are generally characterized as oaks, sabal palms and date palms. The approximate quantity is 330.
5. Areas within the project limits will be saved or demolished. New landscape will be installed in accordance with applicable criteria.

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09/26/2014

SITE PLAN

HAMMOCK BEACH RESORT
Palm Coast, Florida

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PROJECT N° 20120354

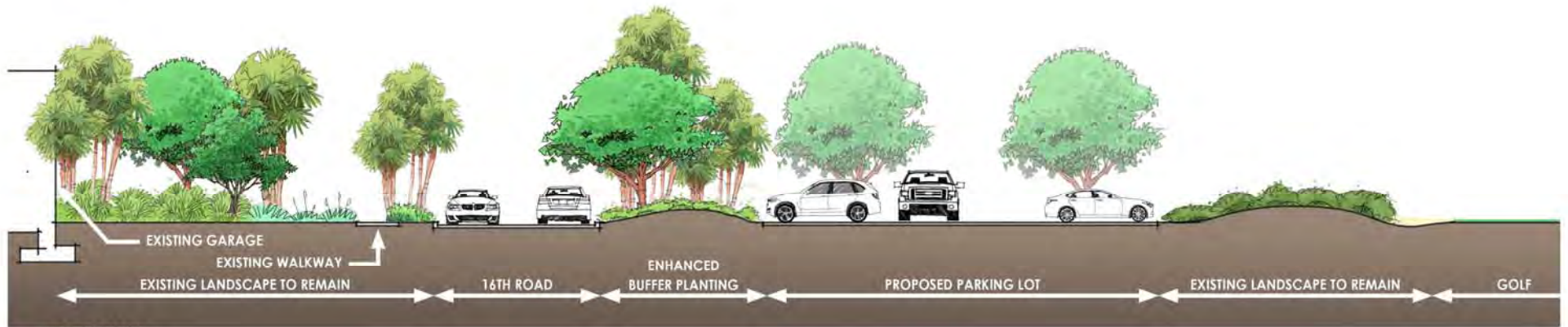
09/26/2014

LANDSCAPE CONCEPT PLAN

HAMMOCK BEACH RESORT
Palm Coast, Florida

EDSA

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PROJECT N° 20120354

09/26/2014

LANDSCAPE CONCEPT SECTIONS

HAMMOCK BEACH RESORT
Palm Coast, Florida

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PROPOSED LANDSCAPE NARRATIVE:

Style:

The style of the Landscape design will be complementary to the Spanish / Mediterranean architecture. The Landscape design will be a mixture of formal (structured & geometric) plantings at the courtyards and pool area and informal (romantic) on the perimeter and interface zones with the existing resort landscape.

The Plant Palette:

The Plant Palette will be a mixture of native and hardy coastal Florida plant materials similar to those plants that currently exist at the resort and will generally include plants such as:

- Live Oak
- Sabal Palm
- Saw Palmetto
- Zamia
- Oleander
- Holly trees and shrubs
- Viburnum
- Flowering shrubs
- Evergreen Ground Covers such as Jasmine
- Accent plants such as Bougainvillea, Crinum Lilly and Ornamental Grasses
- Hardy Turf grasses such as Bermuda and St. Augustine

Shade:

Shade will be provided in the parking lots and in the guest areas using a mixture of Palms and Canopy trees. The shade will be focused on larger paved areas and to maximize shade for member comfort. Shade zones will be created at the swimming pool area.

Arrival Zone:

The arrival zone and driveway to the new lodge elevates the entry to the 2nd level of the facility (lobby Level). This will be a shaded and sequential space beginning with the auto-ramp showered by a promenade of palms, shade trees and flowering shrubs. Upon reaching the Upper Plaza "Piazza" the member is greeted with a modest water feature, stately Palm Bosque and a lush tropical planting on the perimeter of the arcade.

Screening:

Some screening will be provided at the loading dock area, in the parking lot to buffer the existing putting course, at the ground level of the New Lodge south tower to screen the adjacent park / beach access, and in the parking lots to screen autos from 16th road.

The Dune Crossover:

To facilitate cross-access for the golf carts to the course south of 16th Street, a Dune Crossover will be constructed.

This crossover will be strategically placed to minimize impact to the existing Dune system and will intersect the existing Beach access boardwalk. The Crossovers will be designed to be similar to the existing crossover structures.

BENEFITS TO LOCAL COMMUNITY AND TOURISM:

- New Incremental Hospitality Jobs 73
- New Construction Jobs 314
- Estimated County Taxes 2017-2021 \$3,880,427
- Estimated Incremental Community Spend Outside of the Resort 2017-2021 \$55,144,457
(Using TDC Impact Summary)
- New hospitality visitors are prospective real estate investors in Hammock Beach
- Increased marketing \$ spent on promotion of the Hammock

REVIEW

Development Criteria

- Land use
- Setbacks
- Landscaping (screening and buffering)
- Perimeter
- Interior
- Buffers
- Tree Protection
- Signs (and lighting)
- Parking (and traffic)
- Loading dock and waste management
- Architecture (perspectives, elevations, harmony)
- Site Design Principles
- Public Beach Access
- Community Benefits



HAMMOCK BEACHSM RESORT

PALM COAST FLORIDA

SEPTEMBER 26, 2014



COOPER CARRY



EDSA

File Memo re Hammock Dunes DRI and Development Proposals for Projects
Adjoining 16th Road

From: Al Hadeed



October 6, 2014

In 2010 through year-end 2011, the Hammock Dunes DRI and proposed development adjoining 16th Road went through a number of contested proceedings, including County Commission land use hearings, a hearing before a Florida Administrative Law Judge, a hearing before the Governor and Cabinet and finally proceedings before the County Commission to terminate the DRI at the end of 2011. The latter proceeding was a statutory procedure for what is called an “Essentially Built Out Agreement” that ended the DRI but with provisions governing the future administration of the land uses within the property comprising the Hammock Dunes DRI area. See the Agreement recorded at Official Records Book 1851 Page 842.

Among the issues addressed were the number of dwelling units that were vested (also sometimes described as entitled units) for additional development. The 16th Road development proposal submitted in 2010 initially requested a hotel recreation area consisting of 1,147 units (dwelling units include hotel room units). Later during the land review process, the applicant acknowledged that prior action reduced the unit count to 541. The applicant combined that number with the current 20 guest rooms at the Lodge to request approval of 561 hotel rooms. The applicant claimed that this number of units was vested, that is, it had the right to develop them on the property.

This question was litigated before a Florida Administrative Law Judge who ruled that there was no vesting of these units. Prior action of the applicant and other developers had utilized all unit capacity and whatever had not been used or transferred within the DRI had in effect lapsed or been waived. The Governor and Cabinet agreed in a final order with this conclusion, and it also is an official part of the Essentially Built Out Agreement (“EBOA”) at Sections 12c & d., at page 12. See also Fla. Div. Admin. Hearings Order at paragraph 64, at pages 36 – 37 (April 6, 2011). Thus, for any current development proposal there are no vested development units.

Those proceedings, however, did not forbid future development but require the applicant of any proposal to show its proposed plan is consistent with the County’s Comprehensive Plan, including its explicit objectives concerning the Scenic A1A Byway. This latter provision covers, among others, what is known as the Corridor Management Plan. The applicant also has to demonstrate that its proposal complies with the County Land Development Code. The Code includes the Scenic A1A overlay that would be applicable to any development proposal adjoining 16th Road. See EBOA at Section 3b., at page 6, and Section 12d., at page 12; see generally Fla. Div. of

Admin. Hearings Order at pages 23 - 29. With no DRI status existing any longer, the land use classification of the lands remains PUD. EBOA at Section 3b., at page 6.

In 2011, the Administrative Law Judge and the Governor and Cabinet found that the particular project before them was inconsistent with the Comp Plan provisions governing the scenic corridor and was inconsistent with the Corridor Management Plan's requirement for context sensitive design. See generally Fla. Div. of Admin Hearings Order at pages 24-29.

It is believed that the County's Comp Plan provisions may have changed since 2011 due to updates and also the Corridor Management Plan has been amended. Further, the development proposal presented today is different than the one sought or litigated during 2010 - 2011. The prior decisions therefore are only useful for understanding the general procedures while providing a guide or roadmap for considering consistency.

There were other issues addressed in the 2010 - 2011 proceedings that would have no relevance to the pending proposal. These were issues peculiar to the DRI, such as, extension dates, guaranty agreements, bridge expansion requirements, and the application of certain clauses of the DRI.

A final word about the Essentially Built Out Agreement -- all covenants, restrictions and conditions of record were left intact as valid and enforceable for the future. See EBOA at Section 3c., at page 6, and see generally Fla. Div. Admin. Hearings Order at pages 29 - 33 concerning how the Judge addressed golf course plat and deed restrictions.

This file memo does not evaluate the current proposal or provide any opinion as to its consistency or acceptability. These kinds of conclusions will be determined through public hearings in the land development review process to be conducted by Flagler County.



October 9, 2014

Flagler County Planning and Development Board
c/o Gina Lemon (glemon@flaglercounty.org)
1769 E. Moody Blvd. Building 2, Suite 105
Bunnell, FL 32110

Re: Hammock Beach Resort New Lodge and Conference Facility
Project #: 2014080029, Application #: 2962

At the October 9, 2014 special meeting of Scenic A1A PRIDE the motion was made and approved by a 7 to 3 margin to provide the following statement to the Flagler County Planning Board and County Commission. Dissenting votes were cast by George Harnden, Carole McCleery, and Dennis Clark.

Whereas Scenic A1A PRIDE has been entrusted by the community to preserve and protect the "Old Florida" ambience of the Hammock area and to protect public beach access and the natural flora and fauna, therefore we cannot support the Salamander hotel project. The Board further moved and voted unanimously to add a list of concerns that included the following: the potential for traffic congestion at the public beach access and A1A and the lack of any current traffic study: overcrowding at this beach location that will deter from the public enjoyment of the county park: disturbance to dune wildlife and environment: loss of mature trees and vegetation: failure to manage turtle-hazardous lighting and lounge chair removal at night: building heights that will overshadow the beach and spoil the feeling of open space.

The Board then moved to rescind the action taken regarding the Salamander project at the regular September 26, 2014 meeting as it had been construed, incorrectly, as a vote of support. The motion passed unanimously.

Sincerely,

Anne Wilson, Chair
SCENIC A1A PRIDE

Cc: Flagler County Board of Commissioners - 1769 E Moody Blvd, Bldg 2 Bunnell, FL 32110
Craig Coffey - 1769 E Moody Blvd, Bldg 2 Bunnell, FL 32110 (cmayer@flaglercounty.org)
Prem Devadas (pdevadas@salamanderhotels.com)
Daniel Baker (dbaker@acpcommunities.com)
Tim Digby (tdigby@hammockbeach.com)

Promoting Rational Integration of Development & Environment
SCENIC A1A PRIDE - RIVER & SEA TRAIL
5750 N. OCEANSHORE BLVD, PALM COAST, FL 32137

**FLAGLER COUNTY
PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING
Flagler County Government Services Building
Board Chambers
1769 East Moody Blvd., Bunnell, FL
MEETING MINUTES
Tuesday, October 14, 2014 at 6:00 PM**

DRAFT

MEMBERS PRESENT: Michael Boyd, Robert Dickinson, Thad Crowe, Chairman Russ Reinke, Michael Duggins, and Lauren Kornel.

MEMBERS ABSENT: Pam Richardson.

STAFF PRESENT: Sally Sherman, Deputy County Administrator; Adam Mengel, Planning Director, and Gina Lemon, Development Review Planner III.

BOARD COUNSEL: Kate Stangle, with Broad and Cassel.

Chairman Reinke called the meeting to order at 6:00 p.m.

1. Roll Call.

Attendance was confirmed by Gina Lemon and quorum was present.

2. Pledge of Allegiance.

Chairman Reinke led the Pledge of Allegiance to the Flag.

- 7. Quasi-judicial requiring ex parte communication and disclosures:** Application #2962 – **SITE DEVELOPMENT PLAN REVIEW IN A PUD for the Lodge and conference facilities** at Hammock Beach Resort; 105 16th Road East, Palm Coast; Parcel #04-11-31-3605-000C0-0000 and 04-11-31-2984-00GC0-0000; Project area is approximately 10.2 acres; Owners: LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC; Applicant: Salamander Hospitality, LLC.
Project #2014080029 (TRC, PB, BCC)

Mr. Mengel gave the staff presentation including staff's recommendation.

Chairman Reinke called for disclosures from the Board members.

Robert Dickinson explained that he is a Landscape Architect in Flagler County and provides professional consulting services; mostly ARB services for Harbor Village Marina and Conservatory, but he does not have any relationship with this application. He advised that he received emails regarding the application.

Mr. Crowe, Chairman Reinke, Mr. Duggins, Ms. Kornel all advised that they received emails regarding the application.

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Chairman Reinke called for the applicant's presentation and advised that they have 15 minutes to make the presentation.

Mr. Prem Devadas, President of Salamander Hotels and Resorts, the management company for Hammock Beach Resort. Mr. Devadas asked for the Boards consideration to allow no more than 20 minutes for the presentation. Mr. Devadas proceeded with the presentation and sought the Boards favorable recommendation on the request.

Mr. Devadas introduced the members of the applicant's team, Pope Bullock, AIA with Cooper Carry and Ed Lindquist ASLA with EDSA.

Chairman Reinke asked that the public speakers line up on two sides of the room, one line being support the other line being in opposition. Chairman Reinke opened the floor to public comments.

Jeff Southmayd, 4 Ocean Ridge Boulevard South (Oak Ridge S/D) spoke in opposition to the request.

Chairman Reinke advised the public speakers that they each have a 3 minute time limit to provide their comments.

Vincent Vitrano, 56 Oak View Circle West (Hammock Beach Parcel B-3 S/D) spoke in support of the request.

Lynne Rosewater, 200 Ocean Crest Drive, Unit 815 (Hammock Beach Club Condominium, Phase I) spoke in opposition to the request.

Luke Guttman, 61 Rollins Drive (2nd Addition to Marineland Acres S/D) advised that he was neither for or against the request but asked to know more about the public park and the impacts of the hotel property on the park.

Michael D. Chiumento, III Attorney with Chiumento, Selis, Dwyer 145 City Place, Suite 301, Palm Coast representing the Hammock Beach Condominium Association spoke in opposition of the request.

Ken Neu, 20 Kingfisher Lane (Ocean Hammock Parcel B-2 S/D) spoke in support of the request.

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Sylvia Whitehouse, 200 Ocean Crest Drive, Unit 1018 (Hammock Beach Club Condominium, Phase I) spoke in opposition to the request.

Charles Prellwitz, 31 Hammock Beach Parkway (Ocean Hammock Parcel B-5 S/D) spoke in support of the request.

Don Hoskins, 2 Lantarace Drive (Jose Park S/D) spoke in opposition to the request.

John Mitchell, (unknown address) spoke in support of the request.

George Macko, (unknown address) spoke in opposition to the request.

Matt Dunn, representative for Palm Coast and the Flagler Beaches Visitors Bureau spoke in support of the request.

Donna Otto, 200 Ocean Crest Drive, Unit 408 (Hammock Beach Club Condominium, Phase I) spoke in opposition to the request.

Dr. Troya, (unknown address) spoke in support of the request.

Anne Wilson, Chair of the Scenic A1A PRIDE Committee advised that the committee voted to not to support the development.

Sara Hale, 38 Northshore Drive (Northshore Plat 3) spoke in support of the request.

Steve Perrine, President of the One Bedroom Condo Association spoke in support of the request.

Mark Langello, coastal resident and business owner in Flagler County spoke in support of the request.

Jack Fretz, 19 Avenue De La Mer (Cambria at Hammock Dunes Condominium) spoke in support of the request.

Chairman Reinke closed the public comments.

Board members asked questions of staff regarding the application and process and staff provided answers and clarification for the Board members.

**FLAGLER COUNTY
PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING
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Tuesday, October 14, 2014 at 6:00 PM**

DRAFT

Staff asked Mr. Devadas to assist in responding to a Board member question related to Salamander Hospitality, LLC's financial relationship to Lubert-Adler.

Mr. Devadas answered the question and asked for the opportunity to comment on the Board's comments afterwards.

Board members continued with their discussion and remarks.

Jerome Licari, 65 Kingfisher Lane (Ocean Hammock Parcel B-2 S/D) sought permission from the Chair to speak due to public comments having been closed. Mr. Licari encouraged Board to visit site prior to making a decision.

Chairman Reinke called for a motion from the Board.

Mr. Crowe MOVED to recommend to the Board of County Commissioners denial of Application #2960 for Site Development Plan Review in a PUD for the Lodge and Conference Facilities as presented, SECONDED by Mr. Duggins. MOTION CARRIED with 4 aye votes and 2 nay votes with Mr. Dickinson and Mr. Boyd dissenting.

Mr. Mengel advised that public notice will be provided, however the preliminary scheduled meeting before the Board of County Commissioners will be November 17, 2014 in the Board Chambers.

8. Staff Comments: Mr. Mengel advised that there will be a Special Meeting of the Planning and Development Board on Wednesday, October 29, 2014 at 6:00 p.m.

Ms. Stangle advised the Chair that the applicant has raised an objection based on the fact that they asked for an opportunity to provide comments and rebuttal and they were not provided with the opportunity for same.

Ms. Stangle recommended that the hearing be re-opened and allow the applicants their time for rebuttal.

Mr. Devadas stated that he did request that they have the opportunity to respond to things said by both the Board and the public and that he was seeking this opportunity before the vote by the Board.

Mr. Crowe MOVED to reconsider previous motion on Application #2962, SECONDED by Mr. Duggins. MOTION CARRIED with 5 ayes and 1 nay with Chairman Reinke dissenting.

**FLAGLER COUNTY
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DRAFT

Mr. Crowe MOVED to reopen hearing on Application #2962 to allow the Applicant 10 minutes for rebuttal, SECONDED by Mr. Boyd.

Chairman Reinke turned over the gavel to Vice Chair Crowe and left the Chambers.

MOTION CARRIED unanimously with Chairman Reinke absent.

Daniel Baker representing ACP Communities spoke on behalf of the applicant who was joined by Prem Devadas.

Chairman Reinke returned to the Chambers at 10:32 pm.

Mr. Baker asked the Board to consider continuing their discussion and postpone their recommendation.

After consideration by the Board, the following members of the public offered further comment:

Dr. Troya (unknown address).

Jack Fretz, 19 Avenue De La Mer (Cambria at Hammock Dunes Condominium).

Gail Fretz, 19 Avenue De La Mer (Cambria at Hammock Dunes Condominium).

Mr. Crowe MOVED to continue Application #2962 to the next regularly scheduled meeting of the Planning and Development Board on November 12, 2014, SECONDED by Ms. Kornel. MOTION CARRIED with 4 ayes and 2 nay with Chairman Reinke dissenting.

8. Continued Staff Comments: None.

9. Board Comments: Mr. Dickinson asked if the Board members should keep their packets for the continued item.

Ms. Kornel asked about the time frame in which the Board members receive their packets.

10. Public Comments: None

11. Adjournment – MOTION by Mr. Boyd to adjourn, the meeting adjourned at 11:07 p.m.

**FLAGLER COUNTY
PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING
Flagler County Government Services Building
Board Chambers
1769 East Moody Blvd., Bunnell, FL
MEETING MINUTES
Tuesday, December 09, 2014 at 6:00 PM**

DRAFT

MEMBERS PRESENT: Michael Boyd, Thad Crowe, Chairman Russ Reinke, Michael Duggins, Pam Richardson and Lauren Kornel.

MEMBERS ABSENT: Robert Dickinson.

STAFF PRESENT: Sally Sherman, Deputy County Administrator; Adam Mengel, Planning Director, and Gina Lemon, Development Review Planner III.

BOARD COUNSEL: Kate Stangle, with Broad and Cassel.

Chairman Reinke called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance.

Chairman Reinke led the Pledge of Allegiance to the Flag.

1. Roll Call.

Attendance was confirmed by Gina Lemon and quorum was present.

Chairman Reinke advised the public with regard to the format of the meeting and that the application to be discussed is a quas-judicial item.

Mr. Crowe arrived at 6:04 p.m.

Ms. Stangle provided procedural guidance to the Board.

Ms. Kornel asked if the Board was to consider any new material at the meeting; material provided outside of the agenda package provided to them by staff.

- 3. Quasi-judicial requiring ex parte communication and disclosures: *Application #2962 – REZONING (RECLASSIFICATION) AND SITE DEVELOPMENT PLAN REVIEW IN A PUD for the Lodge and conference facilities* at Hammock Beach Resort; 105 16th Road East, Palm Coast; Being all or part of parcel #s 04-11-31-2984-00GC0-0000, 04-11-31-3605-000C0-0000, 04-11-31-3606-00000-000A and 04-11-31-3606-00000-000B.; Project area is approximately 10.2 acres; Owners: LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC; Applicant: Salamander Hospitality, LLC. Including consideration of an ordinance titled similar to:**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA TO AMEND THE HAMMOCK DUNES PLANNED UNIT

**FLAGLER COUNTY
PLANNING AND DEVELOPMENT BOARD
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Tuesday, December 09, 2014 at 6:00 PM**

DRAFT

DEVELOPMENT (AS SUCCESSOR TO THE HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER), THE OCEAN HAMMOCK GOLF COURSE PLAT PLANNED UNIT DEVELOPMENT, AND NORTHSHORE PLAT FIVE PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF APPROXIMATELY 10 ACRES OF LAND AREA LOCATED WITHIN THE HAMMOCK BEACH RESORT, TO INCLUDE THE CONVERSION OF THE FACILITY KNOWN AS THE LODGE INTO A 198 UNIT HOTEL, WITH APPROXIMATELY 50,000 SQUARE FEET OF ADDITIONAL AMENITY AREA, INCLUDING RESTAURANT, CONFERENCE, CLUBHOUSE, AND ASSOCIATED GOLF AND RETAIL FACILITIES, TOGETHER WITH AN EXPANSION OF THE ATLANTIC AND OCEAN BALLROOMS; SPECIFICALLY LOCATED EAST OF STATE ROAD A-1-A AND NORTH AND SOUTH OF THE EASTERN TERMINUS OF 16TH ROAD AT THE ATLANTIC OCEAN, PARCEL NUMBERS 04-11-31-3605-000C0-0000 AND 04-11-31-2984-00GC0-0000; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Project #2014080029

(TRC, PB, BCC)

Chairman Reinke called for quasi-judicial disclosure from the Board. Chairman Reinke and Mr. Crowe each advised that they had received emails. Ms. Kornel, Ms. Richardson, Mr. Duggins and Mr. Boyd had no disclosures.

Mr. Mengel provided this educational and work background. Mr. Mengel offered clarification for the record with regard comments by citizens about articles printed in the Daytona Beach News-Journal quoting remarks from Mr. Mengel.

He then presented the agenda item with the following recommendation from staff: Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners, approval of Application #2962 a rezoning (reclassification) and an amendment to the Planned Unit Development (PUD) Site Development Plan for Ocean Hammock Golf Course and Northshore Plat Five, finding that the requested change is consistent with the Comprehensive Plan, the Land Development Code, and the respective plats and plat addenda for Ocean Hammock Golf Course and Northshore Plat Five.

Mr. Crowe and Mr. Duggins each asked for clarification relative to some parts of staff's presentation. Staff responded.

Applicant *{Prem Devadas did not provide his name}* gave a brief introduction of the application.

Clay Henderson, Attorney for the applicant of Holland and Knight, 200 South Orange Avenue

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Suite 2600 in Orlando gave presentation on behalf of the applicant.

Prem Devadas returned to complete the applicant presentation.

Chairman Reinke announced that a representative for a group had asked to speak. Chairman Reinke received consensus from the Board to allow the representative and then called upon the speaker to come forward.

Michael Chiumento, attorney for Hammock Beach Club Condominiums with Chiumento Selis Dwyer, 145 City Place, Suite 301, Palm Coast spoke in opposition to the request on behalf of the association.

Chairman Reinke opened the hearing for public comment.

Jeff Southmayd, 4 Ocean Ridge Boulevard South (Ocean Ridge Subdivision) spoke in opposition to the application.

Nancy Southmayd, 4 Ocean Ridge Boulevard South (Ocean Ridge Subdivision) spoke in opposition to the application.

John Crimmins, 200 Ocean Crest Drive #664 (Ocean Towers at Hammock Beach Condo) spoke in support of the application.

Santos Rodriguez, Palm Coast Transportation Service, LLC spoke in support of the application.

Ann Butler, Master Gardener 25 Ocean Oaks Lane (Northshore Plat 1) spoke in opposition to the application.

Gary Lubi, City of Palm Coast resident, Hammock Beach Member, and Chairman of Flagler County Economic Alliance Council spoke in support of the application.

Jeffrey Hunter, Hammock Beach spoke in opposition to the application.

Mike Maurer, 47 Northshore Drive (Northshore Plat 3), spoke in support of the application.

Dennis Clark, 5784 North Ocean Shore Boulevard spoke in opposition to the application.

Vincent B. Vitrano, 56 Oak View Circle spoke in support of the application.

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Marie Elena Calabrese, 10 Medford Drive, Sea Colony spoke in opposition to the application.

Don White, 13 Wilderness Run and representative for Flagler Audubon Society and Environmental Council of Volusia and Flagler County spoke in opposition to the application.

Anne Wilson, 5750 North Oceanshore Boulevard and Chair of the Scenic A1A PRIDE spoke in opposition to the application.

Janet Kivi, 59 Northshore Drive (Northshore Plat 3) spoke in opposition to the application.

Carol McCleery, 8 Sycamore Terrace spoke in opposition to the application.

Sylvia Whitehouse, 200 Ocean Crest Drive #1018 (Hammock Beach Club Condominium) spoke in opposition to the application.

Joy Ellis, 85 Ocean Oaks Lane (Northshore Plat 2) spoke in opposition to the application.

George Macko, *unable to identify address*, spoke in opposition to the application.

Catherine Hewson, 5 Hammock Beach Court (Ocean Hammock Parcel B-5) spoke in opposition to the application.

Abbey Romaine, 12 Northshore Drive (Northshore Plat 4) and President of the Hammock Conservation Coalition spoke in opposition to the application.

Alma Nemrava, 7 Nantucket Drive (Sea Colony) and Vice President of the Hammock Conservation Coalition spoke in opposition to the application.

Dr. Lynne Bravo-Rosewater, 200 Ocean Crest Drive #815 (Hammock Beach Club, Phase I) spoke in opposition to the application.

Walter Ejnes, 8 Cardwell Court and President of Continuing Education Company, Inc. spoke in support of the application.

Mark Langelo, coastal resident and business owner in Flagler County spoke in support of the request.

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Dr. Robert Henin, 200 Ocean Crest Drive #812, (Villas at Hammock Beach) spoke in support of the application.

Fernanda Amaral, 200 Ocean Crest Drive #415 (Hammock Beach Club Condominium, Phase I) spoke in opposition to the application.

Caroline Weldon, 27 Ellsworth Drive spoke in opposition of the application.

Christopher Goodfellow, 18 Rollins Dunes Drive spoke in opposition to the application.

Chairman Reinke called for a recess at 9:09 p.m.
Meeting called to order at 9:21 p.m.

Jill Dempsey, 29 Whittington Drive spoke in opposition to the application.

Dr. Eduardo Troya, 102 Yacht Harbor Drive Unit 377, spoke in support of the application.

Chairman Reinke closed the public hearing.

Ms. Kornel advised that she will excuse herself from the meeting at 10 p.m. as she is not prepared to stay past 10 p.m.

Applicant team (Prem Devadas; Daniel Baker, ACP Communities and Clay Henderson, attorney) provided rebuttal to public comments and offered to answer Board questions.

Chairman Reinke asked that staff restate what is being considered by the Board.

Staff responded.

Chairman Reinke called for Board comments.

Mr. Boyd offered comment and asked Ms. Stangle to address Mr. Chiumento's comments on the legality of the application.

Ms. Stangle responded.

Mr. Crowe gave comments in opposition to the application.

Ms. Kornel left the meeting at 10:01 p.m.

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Mr. Duggins gave comments in opposition to the application.

Ms. Richardson gave comments in support of the application.

Mr. Boyd MOVED TO RECOMMEND APPROVAL of rezoning of Application #2962 by finding that the proposed PUD does not affect adversely the orderly development of Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners, SECONDED by Ms. Richardson.

Vote on the motion resulted in 2 Aye votes and 3 Nay votes. Mr. Crowe, Mr. Reinke and Mr. Duggins dissenting.

Motion failed.

Ms. Stangle asked if anyone had an alternative motion.

Mr. Crowe MOVED TO RECOMMEND DENIAL of rezoning of the reclassification Application 2962 with the findings that the proposed hotel is incompatible with the surrounding beachfront park and with the surrounding residential resort community, that it is not in keeping with a number of critical policies of the Comprehensive Plan, including Future Land Use Element policy, Future Land Use Element Goal A.1, Future Land Use Element Policy A.1.6.8, Recreation and Open Space Elements Objective H.1.7, Recreation and Open Space Element Policy H.1.7.3, I think that, and also Recreation and Open Space Policy H.1.7, pertaining to compatibility, pertaining to beach access, SECONDED by Mr. Duggins.

Vote on the motion resulted in 3 Aye votes and 2 Nay votes. Mr. Boyd, Ms. Richardson dissenting.

Motion carried.

Following the motion staff requested that the Board also provide a recommendation on the amendment to the PUD Site Development Plan. Board discussion resulted in no action on the application for Amendment to PUD Site Development Plan.

Meeting adjourned on Ms. Richardson's motion at 10:20 p.m.

Drafted by: Gina Lemon

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[Mr. Devadas concludes his rebuttal, thanks the Board for their consideration, and offers to answer questions during the Board's discussions.]

REINKE: Thank you very much. This is where we now move to the Board discussion portion of the meeting. I guess I'm just going to have if possible Ms. Stangle or Mr. Mengel restate what we are to be really considering after hearing and I've heard it from the applicant, I've heard it from the negative people, I've read this many times, because I don't want to get in to a conflict on mincing the words as to what we are doing.

MENGEL: Mr. Chairman, in your responsibility, in your perspective as the deciders in this matter, a quasi-judicial matter, you are acting as, effectively in the capacity as judges, you are weighing that competent, substantial evidence as has been provided both within the written record, the application, then also within the testimony and evidence that's been presented today as part of this proceeding. And so that you are weighing, you are balancing that evidence, in order to make a recommendation to the Board of County Commissioners on two separate items here, and the first being the reclassification or effectively the rezoning. And there are two specific findings that are required there and noting also as the LDC [Land Development Code] does that there are conditions that can be placed upon your recommendation that can ultimately be approved by the Board and I'll read this portion into the record. This is from Section 3.04.02.(F), and I'm just going to read the part specific that talks about: The Flagler Planning and Development Board may recommend and the Flagler County Commission may enact an ordinance establishing a PUD [Planned Unit Development], including any special conditions related thereto, based upon findings that: 1. the proposed PUD does not affect adversely the orderly development of Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners. And 2., the proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood. The sufficiency of the site development plan in meeting the requirements of our various regulations is limited somewhat in its scope and our typical recommendation for a site development plan would closely follow this, but would be a demonstration that the site development plan is consistent with the requirements of the Comprehensive Plan and Land Development Code, and those would be the two actions that you would have. I mentioned in the staff report and it may seem a little, like it doesn't make sense, a little nonsensical to say that these actions can be separated out and can effectively have a motion for denial on one and then an approval on the other. I put that in because you are the recommending body to the Board of County Commissioners and so that can in effect be an action that you can provide to them as a recommendation. Certainly, if things get to the Board of County Commissioners and we are in that perspective, then the choice will become much different. That then the site development plan will become a moot item if the rezoning or reclassification is not ultimately approved by the Board of County Commissioners. I also need to note for the record the treatment that I provided for the plat addendum, in my opinion that language should be amended in some way to include the lodging use that has been there before. And certainly, it does change the color of things, if then the parking south of 16th Road is no longer within the platted, identified buffer and landscape parcel known as BLP5, then there would not likewise be a need for a

replat that I had also alluded to within the staff report. So then if that use is not being provided within that area south of 16th Road, that would drop off from that request also. Again, I have not included that within your purview because I view that as being uniquely something through Article IV as being reviewed and approved by the Board of County Commissioners, it is under their responsibility.

REINKE: Well then I just don't quite understand why we would not be consulted on that issue also, but I accept what you are saying. Okay, the Board has heard from staff again as to what we are here to do. Anybody have any comments or questions of any of the speakers? Mr. Crowe? Mr. Boyd.

BOYD: I just have a comment and then a question for staff if I could.

REINKE: Sure.

BOYD: I just want to say that I have an open mind about this issue and I appreciate everybody on both sides of this issue coming in tonight and commenting on it and I respect you for doing so. This is the way this should be, it's a democratic process and I applaud you for taking your time and doing this. And I'm a native Floridian, I've lived here all my life. I know what Florida looked like 65 years ago and I know what Flagler County looked like 50 years ago. And it's hard for me, it's hard for me, to think of A1A as scenic. If you had seen A1A 50 years ago you'd know what scenic looked like. It's completely changed from what it was. And, and there's been, you know, a number of comments about this affecting the environment, and displacing birds, and things like that. The fact of the matter is, if you live in Flagler Beach, or the Hammock, or Hammock Beach, or Sea Colony, or Palm Coast, or anywhere in Flagler County for that matter, if you live here, you've impacted the environment somehow. Somebody had to clear some land. Somebody had to clear some property for you to build a house. They had to clear roads for you to get to that house. And if you live in a condo development somewhere they had to clear a lot of property. And, they had, the one we're talking about, somebody built a golf course, that land just didn't grow like that, somebody bulldozed and cleared it and made it that way. So, so anytime anybody moves into Flagler County, and it's kind of interesting to me that, that the real estate agents make a living selling land and clearing it, and then impacting the environment and building somebody a home or whatever, and it's okay to do that because that's how they make a living, but they don't want to do it to somebody else. And once somebody gets here, and somebody made a comment kind of like this earlier, once somebody moves here and moves into a place like Hammock Beach where a lot of land has been cleared and the environment has been impacted, and I don't think a lot of people realize the way the County was back then before all this development. There were 7 or 8,000 people lived here and all these animals, scrub jays, and sea turtles, and gopher turtles, and deer, and bear and panther, all that stuff was displaced so that we could all have a place to live. And it is still happening. And so, it's interesting to me that once somebody moves here, then all of a sudden, and lives here and has a place to live, then they are concerned about the environment. So, I just want to get that, that's just, I just want to get that off my chest. Now having said that, I would like to ask our County counsel if she would comment on, if she would comment on Mr. Chimento's assessment of this, the legality of the application as it stands.

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STANGLE: I would be happy to. As was pointed out in the rebuttal, your package does include a proposed ordinance that addresses the request to amend the PD [Planned Development]. This is a bit unusual, this application, because at the time the PD was approved, the regulations did not require a PD agreement. The DRI [Development of Regional Impact] development order and the PD development order were essentially one, and then the specific site development requirements were approved as part of a plat addendum. And your current regulations require an actual agreement to be done. Usually in your PD amendments, we bring forward to you a draft agreement to amend the PD. We don't have that in this case because there is no PD agreement. One was never done because, again, it was, this was approved prior to those rules being in place. So what staff has done in lieu of that, they have incorporated proposed language into a draft ordinance that outlines the history of this particular item, addresses the request which is to approve a hotel use for the designated number of units on approximately 10.2 acres of land, subject, or in accordance with what would be an attached sketch plan and legal description, which is also what you typically see as part of a PD amendment. So that particular piece of the process is, has been addressed by staff and it is part of your package. The prior FLWAC [Florida Land and Water Adjudicatory Commission] order does not prohibit an owner of property from coming forward and asking for a different type of development, it did not prohibit future requests from being made, it could not prevent a property owner from seeking to come forward and apply to do something different on the land. And it, the FLWAC order specifically stated that there was a provision in the DRI development order that addressed the golf course site and that the applicant would need to come forward and amend that provision in order to proceed and that is precisely what this draft PD ordinance is doing. It is stating this project, this approval is now amended if you approve it, if the Board of County Commissioners approves it, to allow this hotel use on this 10.2 acres of land, subject to, and the draft ordinance states, subject to the approval of a site development plan, which is the next item, which specifically approves all of the detail about the project, where the building is located, how big it is, setback, what it looks like, landscaping, and also subject to, in the draft ordinance, it states, subject to an amendment of the plat and the plat addendum pursuant to all the Land Development Code regulations. So, staff has set this up, so that, if approved, the rezoning would be approved pursuant to the PD, pursuant to the ordinance, the next item would be, required, would be the site development plan, which would be all the specifics associated with that hotel on that site and then the next action items that would be required would be an amendment to the plat and an amendment to the plat addendum. So based on those items, we feel that that is the process that is provided for in the Land Development Code and that it's in accordance with the Land Development Code regulations.

REINKE: Okay, Mr. Boyd? Mr. Crowe, did you have some comments? Or questions?

CROWE: Yes sir, I did, I had some comments and I'll try to be brief.

REINKE: Don't worry about it.

CROWE: As Ms. Kornel is, I am a planner, I've been a planner for 27 years. I've been certified since 1988. I have a Masters degree in urban planning from the Georgia Institute of Technology, a fine institution I might add.

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REINKE: Georgia Tech.

CROWE: Thank you Mr. Chairman. And I am also the single resident of the Hammock, the ungated Hammock, for a mere 15 years, which seems like a long time to me, but I guess I'm not right, it's really not. My major issues, and I respect what Mr. Boyd says, what other people have said, is I think it's futile to close the door behind you. I think that we benefit from growth. My philosophy on this project is it's a great project in the wrong place, at the wrong place. I guess to me it comes down to really the hotel's location overshadowing the beach and the impacts on the park. And respectfully to Mr. Baker, I would say that it is a park, it's a parking lot, it's a park. And so is Varn Park, so is Jungle Hut Park. The beach itself is a park, the parking lot is the access for the park. So respectfully I would say that yes, that 16th Road Park is a park. The one thing I noticed from the graphics that the applicant presented from Pebble Beach and some of the other places was that the buildings shown did not overshadow the beach. They were not hard up against the dunes by and large. They were set back, they were low scale, they were 1 to 2 stories by and large and I just looked very quickly so I can't speak completely to that. But it seems like the flavor of that was more tucked in, more hidden away, which I think is something the Hammock is badly in need of. We have a number, when I look out from my porch I see to the north Surf Club and I see to the south the Club, and I see towers and I don't think that we need more towers. I think we need development that fits in. I think that Scenic A1A is scenic and we've got to fight hard to preserve what we have here. Mr. Mengel is an excellent planner, I've enjoyed working with him for years. I will say I've reviewed the consistency analysis and a lot of these things here are not applicable or acknowledged and I think that it ultimately is going to come down to a few core principles and a few Comp Plan policies that in my mind have everything to do with compatibility. For example, Future Land Use Element Goal A.1 has some statements about distribution of compatible land uses. This Lodge has morphed into a hotel and I have always seen the Lodge as a clubhouse with a restaurant and some guest units. I have never been comfortable with the fact that it has, in the County Commission's or whoever's eyes, become a hotel and with the ability to rapidly advance to a 200 unit hotel. This Goal [A.1] talks about the distribution of compatible land uses. In my mind, this is the collision of an intense resort hotel with a quiet beachfront park and established resort residential, which in itself, is different from a hotel use. There are ways to achieve compatibility. And these can be accomplished through pure separation, pure location, distance separation, vegetation, but what we have here is a, is a fairly tall building that is hard up against the park. I think it's, I am not keen on the site plan which shows the park as being the loading access for the hotel and also on the other side of the access driveway, the mechanical yard. It is kind of disrespectful to that Park to put those type of, I guess, service type functions right in the people's park. Recreation and Open Space Element, which discusses preserving the natural, recreation, and scenic resources of A1A, again these buildings are out of scale, they will shadow the beach in the afternoon. Even if, even if the County's Sea Turtle Lighting Ordinance is in effect, the ambient light and just the light in general from the hotel will have an impact on the sea turtles and I can tell you that all the, I see it a lot on the beach, the umbrellas and the chairs and everything that is there now already has an impact on the sea turtles so I think it's going to make things worse. Beach access, we have a number of Recreation Element policies, objectives and policies, pertaining to the maintaining and increasing beach access. What we are doing is diminishing beach access because we are putting 200 hotel rooms hard by a beach

park, those folks are going to be spilling over onto the beach. They're going to be occupying the beach, the beach is kind of a narrow unlimited place. The public will have that much less beach to enjoy. And we'll have to go further to basically get the rural, pristine area, or the pristine, rural areas as was recounted by, in the hearings with the Governor and the Cabinet and I think we can all agree that's what we've been magically able to hang onto is the pristine rural beach character. In my mind it comes down to these core Comprehensive Plan policies pertaining to compatibility. I think that with some care, with some placement, there are other locations where I could strongly support this kind of use, but it is a slap in the face to the people of the Hammock who for all those years worked so hard to preserve what they had, lost ground through the years, and now with this, would lose ground again. And I certainly, Mr. Chairman, cannot support it.

REINKE: Thank you Mr. Crowe. Mr. Duggins, do you have any comments, or?

DUGGINS: Well, I sort of echo Thad Crowe's same sentiments. I can't see the compatibility with the rest of the people that live in the Hammock that aren't in a gated community. The footprint of the hotel that they're calling in the same footprint or close, it's not even close. I, our definition of footprint is the horizontal area as seen in plan, measured from outside of all exterior walls and supporting columns. It includes buildings, residences, garage, garages, covered carports, and accessory structures but not trellises, patios, and areas of porch, deck and balconies less than thirty (30) inches from finished grade. Well the whole pool area they're calling part of the footprint, well that's really not a part of this building footprint that they are proposing as I see it. I mean, you know, this is one, this is my personal concept of it, maybe other people will feel different on it. But I, the impact of driving up 16th Road, you're going to see one of the artist renderings, and I don't know if these artist renderings are what, are even close to being what, what's going to be built there. But you're going to see a massive structure along 16th Road and the parking lot is going to be about, a little over 200 feet long if I'm not mistaken. I think it exceeds 200 feet according to some of the documents we were given and, or close to it. And it, right now if you drive up there you see a little bit of the little beach cabana roof and vegetation because the pool area, you don't see. As the general public, when you drive up there now, you do have to look at that retaining wall, I know that Mr. Devadas has said that he's going to redesign that and terrace it. Well, that would be nice, but now you'll see more of the building in the process probably and the viewscape, and the further you get back up 16th Road, the more that huge wall facing south you're going to see. And I, I, it's just, it's taking away from me, the County park atmosphere that the, that the people in the Hammock have always expected. At this point, I, and, it's in the wrong place. You know, they, they've got a lot of property in the, in the Hammock to build a hotel. They've got a beautiful riverfront site if they wanted to use it, you know, but the, I can't support it the way it is.

REINKE: Ms. Richardson, anything?

RICHARDSON: I got so much going on in my head right now and I don't think I'm going to be any more intelligent than any of you out here. Everybody has an opinion. I also have an opinion, but my opinion doesn't matter. My judgment is what I'm doing here. What have I got to judge on except my own personal experiences just like you all have. One of the things I can judge about is character

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assassination, I don't care for that for anybody. I think we had a lot of respect here, but there were some comments made that disturbs me. All I see is a company willing to invest multi multi multi millions of dollars to try to make a community look better to the public. I was on Old Salt Park today. I go there on the 4th of July to get away from the crowd. I will tell you that that's not a park in my mind. Now, we all have a vision of a park. I do see it as a parking lot myself, where the fences are broken and nobody is ever there, ever, every time I go, day, late day. That's my only access as not being a Hammock resident, as being a Palm Coast resident, to the beach which I pay to go over a bridge to go to. I've seen Kelly and Michael or Kelly and Regis, whatever show it was, I've seen them offer people a wonderful weekend at the beautiful Hammock Beach Resort. A friend of mine from Maryland came to get married right here in my backyard, they didn't even know I lived here. I came here 10 years ago from a very busy metropolitan area and I've sold real estate in the State of Florida for 32 years. I can assure you I'm not a wealthy person, I'm a very hard working person, but I sell Palm Coast. I want to see this place prosper and grow beautifully, intelligently with smart growth. If we keep refusing businesses to improve, we are left with the same middle standard or lower that I came here and I visited. I left and called this quite a bit of Mayberry, now I don't feel I live in Mayberry anymore. And we've watched restaurants, chains, businesses come and grow. And maybe not everybody wants to see that, but I don't want to have to drive 45 miles to get something at a store or to eat at a fine restaurant. I've had clients say there's nothing to do here and there's no place. Probably the most important thing to me about Palm Coast right now is that we are not a destination for anyone or anything. I've heard of ecotourism, and I've never seen it. We need to have a place on the map. We live between two of the biggest tourist places, cities in the entire state, between St. Augustine and Daytona, and what can be said about Palm Coast? We have a lot of trees. You talk about the animals, I live on a canal, inland, and I have more animals than I saw in all of 16th Street today or is in Salt Park right, in my backyard, so they all don't live on the ocean. I drive up and down A1A all the time, there is no ocean view. Y'all gave that away a long time before I got here. I can't blame this company for what was done before I was here. They're there trying to make a difference. If we don't do something, we will perish. And we will all be paying much higher taxes to try to keep the roads and services going if we just constantly constantly constantly belittle businesses for trying to grow and prosper. Now maybe this isn't the right plan. I don't know if it's the right plan or not. But I was over there today, I walked the area, there was no one there. And when I look at all those apartments that are all there, they're empty. The parking lot is empty. Everything is empty. At least if there's an opportunity to bring people here, we don't even have a conference area. I wanted to bring 350 people for a weekend conference here. Where can I go? If anybody can tell me where we can have meeting rooms and accommodate 350 people, please let me know because that would be an opportunity to introduce our paradise to the outside world. Because this is paradise folks and I've lived in places that aren't. All I can say is I would like to see some changes there because I eat at the Atlantic Grill and half the time they don't know where I'm going to go. The pool has never been used anytime I've ever been there. I pull up there's not even a, golf guy to help me anymore, I don't know if Lou still works there. And I use that park, because it's my only access without going to Flagler Beach. I don't think it affects the park, I don't think it affects anything other than the parking, and I looked where the sticks were today, and I don't know other than getting a golf ball in my car, if it would

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be such a detriment. But if they want to improve it and make it better, in my mind it's a good thing. And I'll leave my comments at that.

[some applause]

REINKE: No, please, please.

RICHARDSON: No thank you.

REINKE: Applause or any showing of preference on anything just is not allowed in quasi-judicial operations. So, Ms. Richardson, would you like to make a motion, since?

RICHARDSON: I'd like to make a motion, well, no I don't want to make a motion because I don't know what my motion would be.

REINKE: Okay Mr. Boyd, coming down to you sir, would you like to make a motion?

BOYD: Well, we, we're charged with, trying to look at the exact term of this thing. It's not, it's not rezoning, it's...

MENGEL: Mr. Chair, if I could. Reclassification.

BOYD: Reclassification.

REINKE: You, you're asking me, or?

MENGEL: I just wanted to break in, that's all.

REINKE: Oh, you're always welcome sir.

MENGEL: You looked in my direction, thank you very much.

REINKE: Thank you, I hate to wake you up, you know.

BOYD: The question is if we are interested in, in making a motion to reclassify this according to Application 2962, is that right?

MENGEL: Yes sir.

BOYD: I'd make a motion to do that.

RICHARDSON: I'll second the motion.

MENGEL: Mr. Chairman, if I may ask?

REINKE: Yes.

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MENGEL: Procedure, if the motion maker and the second both are making that and in making the motion also stating that the findings have been met, the two findings: the proposed PUD does not affect adversely the orderly development of Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners; and 2., the proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.

BOYD: Yeah.

REINKE: That would be included Mr. Boyd?

BOYD: Yes.

RICHARDSON: And I would agree with that too.

REINKE: And you agree with that? And this is Application 2962, the reclassification, am I correct?

MENGEL: Yes sir, yes sir.

REINKE: Alright, is there any further discussion on the motion. I'll call the question. All those in favor of Application 2962, reclassification, and with all of the findings as recited by Mr. Mengel. All those in favor say aye.

RICHARDSON: Aye.

REINKE: All those opposed say no.

CROWE: No.

DUGGINS: No.

REINKE: No. Mr. Boyd, how did you vote? Did you vote?

BOYD: I made the motion. I said aye.

REINKE: Oh okay, well I know that, I just wasn't sure, you know, I didn't hear you sir. Okay, looks like the motion fails on a vote of 3 no, 2 in the affirmative. That motion fails, do we move to the next?

STANGLE: Does anyone have an alternative motion? That particular motion to approve the PD was, failed, is there someone that has an alternative motion?

REINKE: Why, why do you bring that up? I'm just curious.

STANGLE: Well you typically try to have an affirmative motion.

REINKE: The motion was affirmative.

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STANGLE: No, it was denied.

REINKE: The vote was denied.

RICHARDSON: Something that passes is what...

STANGLE: Yes.

RICHARDSON: She's getting at.

CROWE: Mr. Chair, I would move to...

REINKE: I mean we can re, we can reword this, but.

CROWE: To deny, I assume that is where we are going. I move to deny.

MENGEL: Mr. Chair, we've had this discussion before and this is, is for clarity of the record I think more than anything else. And Mr. Crowe that's what we're fishing for in the findings and, just the same, the, the action then for denial would, would cite the findings. If you want me to read, recite those again into the record I can.

CROWE: I'll take a whack at it, Mr. Mengel.

MENGEL: Thank you sir.

CROWE: Mr. Chairman.

REINKE: Yeah, go ahead.

CROWE: I would move to deny the rezoning, reclassification Application 2962, with the findings that the proposed hotel is incompatible with the surrounding beachfront park and with the surrounding residential resort community, that it is not in keeping with a number of critical policies of the Comprehensive Plan, including Future Land Use Element policy, Future Land Use Element Goal A.1, Future Land Use Element Policy A.1.6.8, Recreation and Open Space Elements Objective H.1.7, Recreation and Open Space Element Policy H.1.7.3, I think that, and also Recreation and Open Space Policy H.1.7, pertaining to compatibility, pertaining to beach access, and, and pertaining to, well I think that about covers it Mr. Chairman, that's the longest motion I think I've ever made.

REINKE: Madam Secretary, did you get that? [chuckles] Yeah? Got it. Okay, someone needs to second that.

DUGGINS: I second it.

REINKE: Would that not have to be a motion to reconsider? [chuckles] Before we do it this way.

STANGLE: Well, no, it....

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REINKE: I mean we, we've already turned it down.

STANGLE: You didn't turn it down. The particular motion failed.

REINKE: The particular motion failed.

STANGLE: Yes.

REINKE: Okay, which means there's...

STANGLE: So now we have...

REINKE: No affirmative action on that recommendation.

STANGLE: On that particular motion, there was no affirmative approval.

REINKE: Right.

STANGLE: However, we now have another motion, which is a different motion on this item and we have a second.

REINKE: Is this not going to just void this other motion, or are you just going to reword it?

DUGGINS: We're going to affirm our...

RICHARDSON: The first motion's irrelevant as per Robert's Rules...

STANGLE: The first motion fails.

RICHARDSON: Voted...

STANGLE: That's right. The first motion...

RICHARDSON: Because it's a new motion. It has nothing to do with the first motion.

REINKE: I'm not going to argue it, whatever it is. You, Mr. Duggins, you want to second that motion, then Mr.?

DUGGINS: I'll second it.

REINKE: Okay, and I cannot for the life of me repeat that motion, but it is for the record. And you, you exactly, give me the beginning of that motion. You're, motion to deny...

CROWE: Yes sir.

REINKE: Application 2962, a rezoning, reclassification.

CROWE: With findings.

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REINKE: With findings as stated in your original motion that the Secretary has recorded.

CROWE: Yes sir.

REINKE: Okay, alright. Now, this is a motion to deny. Everybody understand, a yes vote is a vote to deny this application, okay. I'll call the question. All those in favor of denying Application 2962 with all the addendums and things that were made in the motion and that are on record, please signify by saying aye.

DUGGINS: Aye.

CROWE: Aye.

REINKE: Aye. All those opposed.

BOYD: Aye.

RICHARDSON: Aye.

REINKE: Say no, yeah. Okay, so, now is that okay Ms. Stangle?

STANGLE: You're, yes, the item has now been determined. Definitely you've denied the application.

REINKE: Okay. It's just a matter of how you like to do those things really. You're legal, I'm not.

STANGLE: And then as a result...

REINKE: Now do we need to do the second piece?

STANGLE: It is Mr. Mengel's interpretation that as a result of the action you've just taken, the next item the site development plan does not need to be heard.

LEMON: There would be a recommendation to the Board.

MENGEL: Yes, I, I had wanted to bifurcate these so that you could still provide a recommendation. Ultimately, the Board's decision would, would be there, so that if, if you for some reason wanted to make an alternative motion for the site development plan and recommend conditions, that was my theory that you could do so.

REINKE: If, if I may, I did not have any comments or discussion prior to the first and second motions that we've just had. I would have to say that if I were making comments prior before, this was a PUD and this was started sometime in the, long time ago, 1984 is when this PUD started and I kind of heard that, you know, it didn't really happen until later. But, somewhere down the line, there was deed, plat, PUD agreements, all set up for this whole thing and when they got to the golf course trade-off and Malacompra and all that, there was agreements made that the golf course would be and, and okay, and open space was the thing, the way I read it and I think I read that Mr. Mengel even put it in his basic

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presentation that it would be held in perpetuity and the applicant's attorney said it's a really long time. Believe me, perpetuity is in my book, a long, long time. And it sure, surely would outlive my lifetime. And I don't know how we go from holding an agreement on the golf course and resulting clubhouse that was built, clubhouse, a wonderful restaurant, a few golfing rooms for people to come and stay overnight because it was, somewhat of a transient resort and people bought property and they wanted to have a place to stay so they could use one of the golf rooms. But that is a clubhouse, it stores the golf carts down below, it has the pro shop. I haven't been in to look at it lately, but I remember there were locker rooms, and it's a pretty nice place. So I don't know how we're, how you go to saying that you can put, I mean I have no problem, tear down that old Lodge that's sitting there. And it's a Lodge, it has 18 to 20 rooms in it. It's got a restaurant, it's got all the things, tear it down and rebuild it. Nobody's stopping you. Go right ahead. I guarantee you this Board would approve it. And, now you want to, you know, take away some more open space there, some beautiful greenery, whatever, the aesthetics are there, and you want to put up a hotel, and I, I don't know. I, I'm looking at this picture that's up on the board, but there's a little beige area with a blue box in the middle of it, looks like there's a drive going in it. Is that a portico or something? Is that what it is? It's a portico.

BOYD: Mr. Chairman, we've already decided this thing and voted on it. Why are we still...

RICHARDSON: I, I...

REINKE: No, no. Because we, he wants to know whether we're going to have another, another vote, going to discuss or have something going to the Board and I'm going to say, no we're not. But I, I, I have to listen to the Board.

RICHARDSON: Well I, I'd like to move to adjourn.

REINKE: You, you, we can't. We have, we're still deciding whether we as a group, as a Board, want to...

DUGGINS: Make a recommendation.

REINKE: Make a recommendation to the Board of County Commissioners. Am I not correct Kate, or Ms. Stangle, that's what you were asking us to consider?

STANGLE: No actually I, I...

REINKE: Mr. Mengel was. Okay, Mr. Mengel, that's what you were asking us to consider. It appears that nobody wants to consider it. That's the way I look at it right now...

RICHARDSON: Right.

REINKE: Because they want to...

STANGLE: Is it your determination that as a result of the denial of the PD reclassification request that a decision on the site development plan is moot?

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REINKE: I would, do you want me to restate that, or?

STANGLE: No, is just that, is that your...

REINKE: That's good right there, right? Okay.

STANGLE: Okay, so is it, what you...

REINKE: So that with no further business or any state, anybody want to move for adjournment?

RICHARDSON: I, I guess I will again.

REINKE: Okay, meeting adjourned.

Prepared by Adam Mengel on December 17, 2014

NOTICE OF REZONING

Pursuant to Section 2.07.00 Flagler County Land Development Code the Flagler County Board of County Commissioners hereby provide notice of consideration of Application #2962 submitted by Prem Devadas, President, Salamander Hospitality, LLC, on behalf of property owners LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC and possible adoption of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA TO AMEND THE HAMMOCK DUNES PLANNED UNIT DEVELOPMENT (AS SUCCESSOR TO THE HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER), THE OCEAN HAMMOCK GOLF COURSE PLAT PLANNED UNIT DEVELOPMENT, AND NORTHSORE PLAT FIVE PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF APPROXIMATELY 10 ACRES OF LAND AREA LOCATED WITHIN THE HAMMOCK BEACH RESORT, TO INCLUDE THE CONVERSION OF THE FACILITY KNOWN AS THE LODGE INTO A 198 UNIT HOTEL, WITH APPROXIMATELY 50,000 SQUARE FEET OF ADDITIONAL AMENITY AREA, INCLUDING RESTAURANT, CONFERENCE, CLUBHOUSE, AND ASSOCIATED GOLF AND RETAIL FACILITIES, TOGETHER WITH AN EXPANSION OF THE ATLANTIC AND OCEAN BALLROOMS; SPECIFICALLY LOCATED EAST OF STATE ROAD A-1-A AND NORTH AND SOUTH OF THE EASTERN TERMINUS OF 16TH ROAD AT THE ATLANTIC OCEAN, PARCEL NUMBERS 04-11-31-3605-000C0-0000 AND 04-11-31-2984-00GC0-0000; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearing on the above-captioned matter will be held as follows:

BOARD OF COUNTY COMMISSIONERS – January 12, 2015 @ 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, FL 32110.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to glemon@flaglercounty.org. Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS WILL BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

Legal ad to be published in the **FLAGLER PALM COAST NEWS TRIBUNE** no later than **Wednesday, December 24, 2014**. This ad may be a liner ad.

Application #2962
 Site Development Plan Review in a PUD for the
 Lodge and Conference Facilities at Hammock Beach Resort



Atlantic
 Ocean

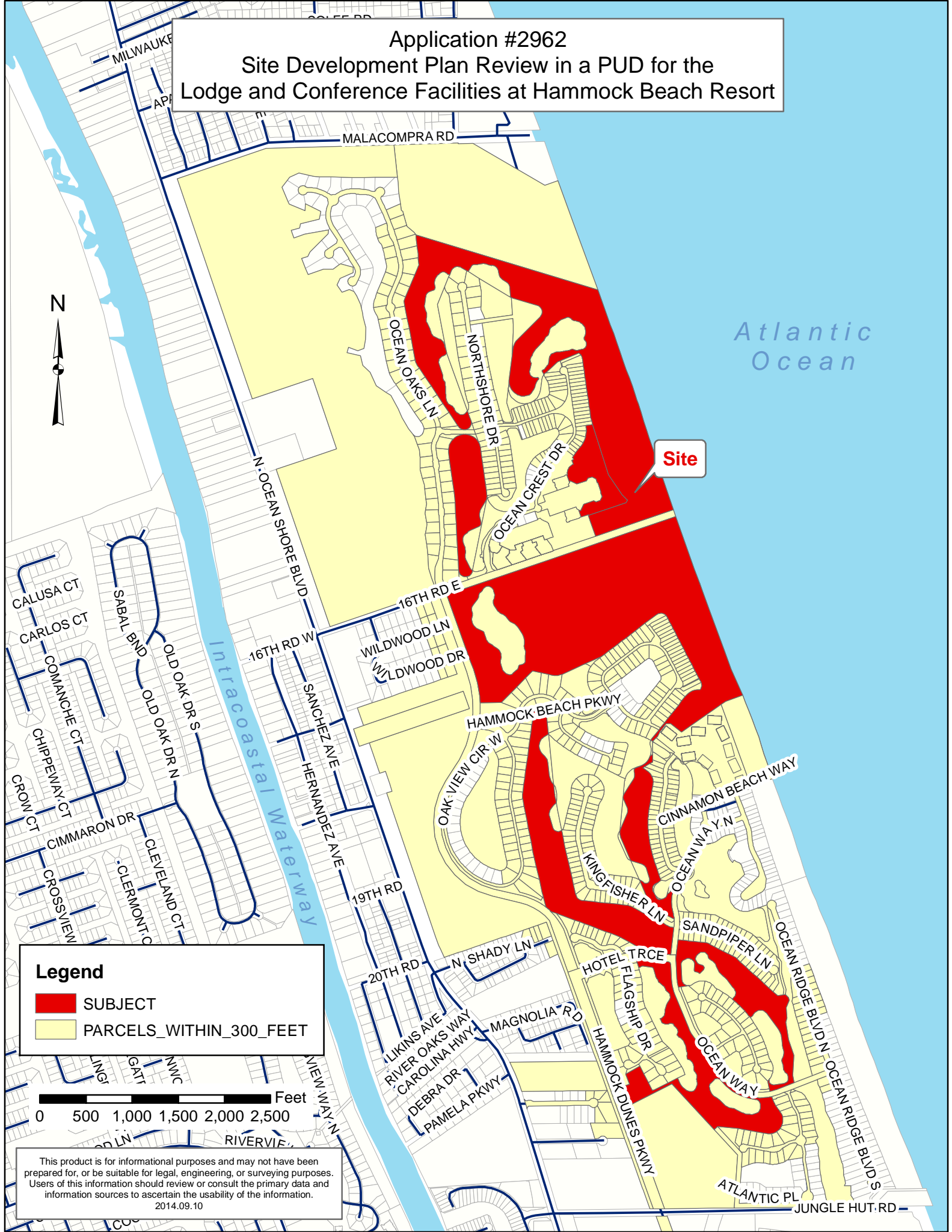
Site

Legend

- SUBJECT
- PARCELS_WITHIN_300_FEET

0 500 1,000 1,500 2,000 2,500 Feet

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
 2014.09.10



PARCEL NO	OWNER	OWNER 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
04-11-31-3606-00040-862F	1972 BLUE DEVIL PROPERTIES LLC		2224 ASCOTT VALLEY TRACE	DULUTH	GA	30097	
04-11-31-3605-00010-1012	200 OCEAN CREST DRIVE 1012 LLC		144 LAKE ROAD	BASKING RIDGE	NJ	07920	
04-11-31-3605-0301S-0000	200 OCEAN CREST DRIVE LLC		2001 15TH ST N #1510	ARUNGTON	VA	22201	
04-11-31-3512-00010-0410	22 TEN LLC		P O BOX 25382	GARFIELD HEIGHTS	OH	44125-0382	
04-11-31-3512-00010-0340	30 CINNAMON BEACH WAY LLC		151 SAWGRASS CORNERS #200	PONTE VEDRA	FL	32082	
04-11-31-3512-00010-0220	49 CINNAMON BEACH LLC		PO BOX 50433	JACKSONVILLE BEACH	FL	32240	
04-11-31-3505-00000-0580	6 HAMMOCK BEACH CT TRUST		PO BOX 351473	PALM COAST	FL	32135	
04-11-31-3605-0207S-0000	641 HAMMOCK BEACH LLC	C/O MERRILL I ROSEN CPA PC	14 PENN PLAZA, STE 1611	NEW YORK	NY	10122	
04-11-31-3605-0605N-0000	641 HAMMOCK BEACH LLC	C/O MERRILL I ROSEN, CPA, PC	14 PENN PLAZA STE 1611	NEW YORK	NY	10122	
04-11-31-3606-00030-6410	641 HAMMOCK BEACH LLC	C/O MERRILL I ROSEN CPA PC	14 PENN PLAZA, STE 1611	NEW YORK	NY	10122	
40-10-31-1085-00000-0080	ABEL AARON C & CINNAMON GROVE LLC		4995 N OCEANSHORE BLVD	PALM COAST	FL	32137	
04-11-31-3513-00000-0154	ABEL BRIAN R & LINDA L H&W & MILLAR ALLEN HOLTER II & SUSAN	L HOLTER TRUSTEES	18717 5HREMOR DRIVE	ROCKVILLE	MD	20855	
04-11-31-3606-00030-242E	ABRAHAMSON THOMAS P		2510 CROSBY ROAD	WAYZATA	MN	55391	
04-11-31-3505-00000-1120	ABRENICA CLAIRE & NELIO S H&W		7 CONGRESSIONAL WAY	HUNTINGTON	WV	25705	
04-11-31-3512-00010-0230	ACME REAL ESTATE HOLDING INC		416 SEBASTIAN SQ	ST AUGUSTINE	FL	32095	
04-11-31-3605-00130-1342	ACS PETER I & ADEL A KOCIS H&W		8817 SW 61ST AVENUE	GAINESVILLE	FL	32608	
04-11-31-3605-0901S-0000	ADAMS JOHN A & DEBORAH H&W		36 MINNETONKA TRAIL	MEDFORD LAKES	NJ	08055	
04-11-31-3605-00010-0212	ADAMS ROBERT G TRUSTEE		2217 BATTLEGROUND DRIVE	MURFREESBORO	TN	37129	
04-11-31-3601-00000-0100	ADOLFIE LAWRENCE D & BARBARA S H&W TRUSTEES		11 CLEMENT COURT	PALM COAST	FL	32137	
04-11-31-3502-00000-0430	AGLIATA MICHAEL & NATALIE N H&W		8530 WALDEN GLEN DRIVE	JACKSONVILLE	FL	32256	
04-11-31-4900-00000-0130	AHC24 LLC		2397 ARLINGTON DRIVE	LYNDHURST	OH	44124	
04-11-31-3509-00000-0180	AIELLO WAYNE R & DAWN E H&W		33 OAKVIEW CIRCLE E	PALM COAST	FL	32137	
04-11-31-4900-00000-0330	ALBERT LAWRENCE R & KIM M CAMERON JTWROS		3303 WATER STREET NW UNIT BH	WASHINGTON	DC	20007	
04-11-31-3605-00010-0213	ALFINO PAUL A & MYRA B		422B SW 78TH STREET	GAINESVILLE	FL	32608	
04-11-31-3513-00000-0123	ALKEMA DOUGLAS		931 QUEENS LN	GLENVIEW	IL	60025	
04-11-31-3501-00000-0080	ALLEN DAVID J & DAWN S H&W		4407 GLENEDEN ROAD	KINGSPORT	TN	37664	
04-11-31-3501-00000-0190	ALLEN DAVID J & DAWN S H&W		4905 YALE SQUARE	KINGSPORT	TN	37664	
04-11-31-3510-00000-0330	ALLEN ROBERT		14 CYPRESS WOOD DR	PALM COAST	FL	32137	
04-11-31-3509-00000-0110	ALLYN GRAHAM & NANCY H&W		4432 HAVERFORD DRIVE	ROCKVILLE	MD	20853	
04-11-31-3605-1001N-0000	ALPERT STEVEN ARTHUR		317 E MILL CHASE CT	PONTE VEDRA BEACH	FL	32082-5115	
04-11-31-3609-00000-0230	ALSH INVESTMENTS LLC		2207 S CLEAR CREEK RD #303	KILLEEN	TX	76549	
04-11-31-3605-00010-0507	ALVARADO ALAN		3331 N VALDOSTA ROAD	VALDOSTA	GA	31602	
04-11-31-3505-00000-1000	ALVAREZ ALVARO & IVY H&W		71 HAMMOCK BEACH CIR N	PALM COAST	FL	32137	
04-11-31-3605-00010-0415	AMARAL MANUEL V & FERNANDA M		33 FARRAND DRIVE	PARSIPPANY	NJ	07054	
04-11-31-3513-00000-0435	AMBROSIA LYNDA		3 LULLWATER ESTATES ROAD	ATLANTA	GA	30307	
04-11-31-3513-00000-0334	AMERSON JAMES R JR & AMERSON LAURIE A H&W		3122 KING5 CLIFF WAY	ATLANTA	GA	30345	
04-11-31-3505-00000-1090	AMICI ENTERPRISES LLC		3635 CLYDE MORRIS BLVD STE 100	PORT ORANGE	FL	32129	
04-11-31-3605-0502S-0000	ANASTASI STEPHEN & LORI		1220 NOB HILL DRIVE	GAMBRILLS	MD	21054	
04-11-31-3605-0605S-0000	ANCHOR RENTALS LLC		29 BANTON LANE	PALM COAST	FL	32137	
04-11-31-3509-00000-0100	ANDEREGG EUGENE C & PATRICIA L H&W		622 E 20TH STREET APT MG	NEW YORK	NY	10010	
04-11-31-3502-00000-0350	ANDERSON WILUAM & CYNTHIA ANDERSON H/W		45 KINGFISHER LANE	PALM COAST	FL	32137	
04-11-31-3605-0505N-0000	ANDRAWIS ASHRAF & JACKIE H&W		1937 HICKORY TRACE DR	FLEMING ISLAND	FL	32003	
04-11-31-3504-00000-0050	ANDREK ROSE M		11 CROSSGATE COURT WEST	PALM COAST	FL	32137	
04-11-31-3605-00010-0619	ANDREOTTI CINDY K TRUSTEE		700 STRAWFIELD LANE	GREAT FALLS	VA	22066	
04-11-31-3505-00000-0040	ANDREOTTI CINDY K TRUSTEE		700 STROUFIELD LANE	GREAT FALLS	VA	22066	
04-11-31-3513-00000-0454	ANGELO ROBERT M & THERESA M H&W		1611 S MILLS AVE	ORLANDO	FL	32086	
04-11-31-3605-1003N-0000	ANTONIO LETICIA G		11902 CASSIABARK CT	ORLANDO	FL	32837	
04-11-31-3604-00000-0210	APPEL PETER A		77 OREGON ROAD	BEDFORD CORNERS	NY	10549	
04-11-31-3604-00000-0220	APPEL PETER A		77 OREGON ROAD	BEDFORD CORNERS	NY	10549	
04-11-31-3606-00040-161E	ARNOLD ROGER D TRUSTEE		70 DIAMOND POINT	MORTON	IL	61550	
04-11-31-4900-00000-0030	ASHER ANDREW & JOETTA TRUSTEES		PO BOX 341932	WEST BETHESDA	MD	20827	
04-11-31-3603-00000-0210	ASHMAN OAVID & MARIAN FEDER H&W		7668 MARINA COVE DRIVE	SACRAMENTO	CA	95831	
04-11-31-3605-00010-0107	ASKREN WESLEY & ROBYN ASKREN		2699 TARPLEY COURT NW	KENNESAW	GA	30152	
04-11-31-3504-00000-0070	ATANASOSKI JOHN P		469 N BEACH STREET	ORMOND BEACH	FL	32174	
04-11-31-3513-00000-0445	ATLANTIC COASTAL MANAGEMENT GROUP LLC		500 CINNAMON BEACH WAY #445	PALM COAST	FL	32137	
04-11-31-3605-00010-0915	AUGSPURGER MARK EMERSON & TERRI ANJANETTE H&W		3991 CHICORA WOOD PLACE	JACKSONVILLE	FL	32224	
04-11-31-3605-0105N-0000	AUUSIO ANTHONY		3937 SW 86TH STREET	GAINESVILLE	FL	32608	

I hereby affirm that on 12/22/2014, mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.




Gina Lemon, Dev. Rev. Plnr III

04-11-31-3606-00010-672B	AULISIO ANTHONY	3937 5W 86TH STREET	GAINESVILLE	FL	32608
04-11-31-3605-00010-0709	BABROSH LLC	35 GREGORY LANE	MILLWOOD	NY	10546
40-10-31-6150-00000-0240	BACHMAN BRUCE	614 S 23RD STREET	FLAGLER BEACH	FL	32196
04-11-31-3604-00000-0350	BACON ROBERT R & MICHELE T H&W	PO BOX 984	CARBONDALE	CO	81623
04-11-31-3605-00010-0219	BAER WILLIAM E	4485 CHATAHOOCHEE PLANTATION TRAIL	MARIETTA	GA	30067
04-11-31-3505-00000-1110	BAILEY JOHN W TRUSTEE	15 HAMMOCK BEACH CIRCLE S	PALM COAST	FL	32137
04-11-31-3606-00010-171A	BAILEY MARK F & GABRIEL W HYNES	1200 PLANTATION ISLAND DR, SUITE 210	ST AUGUSTINE	FL	32080
04-11-31-3605-0207N-0000	BAKER MICHAEL W TRUSTEE	15121 MEADOW FARMS COURT	LOUISVILLE	KY	40245
04-11-31-3512-00010-0090	BALLANO LLC	39 ACCLAIM AT LIONS PAW	SOUTH DAYTONA	FL	32124
04-11-31-3512-00010-0100	BALLARD JOHN E & MELBA H&W	1722 SW 103RD LANE	OAVIE	FL	33324
04-11-31-3601-00000-0070	BALSEIRO JOHN	77 OVERLOOK AVENUE	BASKING RIUGE	NJ	07920
04-11-31-3605-00010-0816	BANK OF AMERICA	3476 STATEVIEW BLVD, MAC #X7B01-013	FORT MILL	SC	29715
04-11-31-3605-00120-1221	BANK OF AMERICA	1681 WORTHINGTON RD #100	WEST PALM BEACH	FL	33409
04-11-31-3604-00000-0840	BANKER MIRA SOLANGE & ELLE W&H	21901 EAST RIDGE TRAIL CIRCLE	AURORA	CO	80016
04-11-31-3605-0701N-0000	BARCZAK BERNARD & LUNDA A H&W	9 JASMINE DRIVE	PALM COAST	FL	32137
40-10-31-6150-00000-0370	BARELI ANDREI & NATALIE H&W	190 WILSHIRE AVE	DALY CITY	CA	94015
04-11-31-3606-00040-861E	BARKER JEFFREY A & LESUE H&W	12545 BASS BROOK LN	TAMPA	FL	33626
04-11-31-3606-00040-361E	BARKER LESUE A TRUSTEE	200 OCEAN CREST DR APT 843	PALM COAST	FL	32137
04-11-31-3513-00000-0421	BARNARD WILLIAM R & TERESA J REID	3903 NW 23RD CIRCLE	GAINESVILLE	FL	32605
04-11-31-3605-00010-0805	BARONE ROSARIO F	20 HIGHVIEW AVE	RYE BROOK	NY	10573
04-11-31-3603-00000-0220	BARRETT DANIEL G	77 PROGRESS PKWY	MARYLAND HEIGHTS	MO	63043
04-11-31-3505-00000-0740	BARRON JOSEPH E	236 ACAOIA TERRACE	CELEBRATION	FL	34747
04-11-31-3513-00000-1163	BEAM JAMES & MARY H&W	2281S CITRON CIR	SAN ANTONIO	TX	78260
04-11-31-3511-00000-0110	BECKER MICHAEL R & JUDITH A BECKER H/W	25 FLAGSHIP DRIVE	PALM COAST	FL	32137
40-10-31-1085-00000-0060	BEE HOME INVESTMENTS LLC	2130 QUARTERHORSE CIRCLE N	ST JOHNS	FL	32259
04-11-31-3605-00010-051B	BEIM FAMILY LLC	2030 SPRINGS LANDING BLVD	LONGWOOD	FL	32779
04-11-31-3604-00000-0130	BELL CHANDA A & RICHARD M BELL JR W&H	2110 VICARAGE LANE	SNELLVILLE	GA	30078
04-11-31-3505-00000-0340	BELLAGIO CUSTOM HOMES LLC	185 CYPRESS POINT PKWY	PALM COAST	FL	32164
04-11-31-3513-00000-0323	BELLETTIERE DIANE & VINCENT GERSZEWSKI	42 WINDHAM DRIVE	EASTHAMPTON	NJ	08060
04-11-31-3503-00000-0070	BELTON THOMAS & DIANE H&W	PO BOX 2248B	HILTON HEAD	SC	29925
04-11-31-3510-00000-0280	BENDER BRIAN H & KATHLEEN H BENDER	115 ST ANDREWS COURT	AVONDALE	PA	19311
04-11-31-3605-0405S-0000	BENUUL REAL ESTATE HOLDINGS II LLC	125 MYSTIC LANE	JUPITER	FL	33458
04-11-31-3505-00000-0200	BENNINGTON RICHARD & GRACE H&W	9612 ENCLAVE PLACE	PORT ST LUCIE	FL	34986
04-11-31-3605-00010-1017	BENSON COTTIE K & EARLE BENSON JR	8 JONATHAN SMITH RD	MORRISTOWN	NJ	07960
04-11-31-3603-00000-0140	BERNABUCCI ROBERT J	789 HAMMOND DRIVE NE APT 2601	SANDY SPRINGS	GA	30328
04-11-31-3605-00010-0418	BERTASIENE ASTA	11652 COLLINS CREEK DRIVE	JACKSONVILLE	FL	32258-1180
04-11-31-3605-00010-0920	BETHANY FINANCE LLC	12720 GREENBRIER ROAD	POTOMAC	MD	20854
04-11-31-3502-00000-0470	BETTENCOURT JOHN & NANCY H&W	78 HAMMOCK BEACH CIRCLE N	PALM COAST	FL	32137
04-11-31-3505-00000-0450	BETTENCOURT JOHN V & BHASIN H&W	78 HAMMOCK BEACH CIR N	PALM COAST	FL	32137
40-10-31-4100-00000-0560	BHARUCHA NARENDA	48 SHADY LANE NORTH	PALM COAST	FL	32137
04-11-31-3601-00000-0160	BHASIN DEVINDER & SATINDER BHASIN H&W	21 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-00060-0611	BHATIA ANDRES WILFREDO & JENNIFER TONEY BHATIA H&W	4313 SW 102ND TERRACE	GAINESVILLE	FL	32608
04-11-31-3605-0801N-0000	BIELECKI LUNDA A & TRIANGLE ASSOC. LLC	8 AGAWAM DRIVE	WAYNE	NJ	07474
04-11-31-3502-00000-0190	BILINSKI ANDREW E & MARY F. BILINSKI H/W TRUSTEES	1291 TWEED COURT	VIENNA	VA	22182
04-11-31-3510-00000-0170	BIO ERNEST & ANA MARIA BIO H&W	21 CYPRESS WOOD DRIVE NORTH	PALM COAST	FL	32137
04-11-31-3513-00000-1134	BISHOP RICHARD A & SANDY L H&W	4297 CASEY BLVD	WILLIAMSBURG	VA	23185
04-11-31-3505-00000-0260	BLACK JOHN M & KATHRYN L LIFE ESTATE	25335 MARSH LANDING PKWY	PONTE VERDA BEACH	FL	32082
04-11-31-3602-00000-0710	BLADEL JOHN T & RITA C H&W	29 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-0306N-0000	BLEAKLEY CRAIG & CATHERINE H&W	875 ONAGH COURT	ALPHARETTA	GA	30022
04-11-31-3513-00000-0245	BLEECKER ALI K TRUSTEE & MARY LOU BLEECKER TRUSTEE JTWROS	1107 ROMONA RD	WILMETTE	IL	60091
04-11-31-3513-00000-0434	BLES LLC	7013 NW 50TH TERRACE	GAINESVILLE	FL	32653
04-11-31-3512-00010-0350	BLOUNT GARY L & LEE S H&W	10778 FALLING WATER LN UNIT D	SAINT PAUL	MN	55129
04-11-31-35D1-00000-021D	BLUM CHRISTOPHER & JENNIFER BLUM H&W	125 SHERMAN STREET	BROOKLYN	NY	11218
04-11-31-3602-00000-056D	BLUMENAUER VICKIE L & WESLEY C H&W	15744 TOWER VIEW DR	CLERMONT	FL	34711
04-11-31-3605-00090-0921	BLUMENAUER WESLEY C & VICKIE L	15744 TOWER VIEW DRIVE	CLERMONT	FL	34711
04-11-31-3603-00000-0120	BOGART ROBERT B & DIANE H&W TRUSTEES	85 AVENUE DE LA MER UNIT 904	PALM COAST	FL	32137
04-11-31-3605-00140-1443	BOGER GREGORY N & USA K H&W	10939 BAYSHORE DRIVE	WINDERMERE	FL	34786
04-11-31-3513-00000-0253	BOHORQUEZ CLAUDIO & INGRETT H&W	21 MARCIA ROAD	RINGWOOD	NJ	07456


C/O BIOMEDICAL

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.


 Gina Lemon, Dev. Rev. Plnr III


04-11-31-3505-00000-1070	BOLTON JOHN J & BONNIE B H&W	23 HAMMOCK BEACH CIRCLE S	PALM COAST	FL	32137
04-11-31-3604-00000-0590	BOOMER SAMANTHA L	220 JUNIPER RIDGE COURT	SANFORD	FL	32771
04-11-31-3510-00000-0250	BOSCAINO EDWARD M & ANGELA BOSCAINO	51 POND STREET	STATEN ISLAND	NY	10309
04-11-31-3602-00000-0030	BOUCHER DONALD R & SARAH M H&W	47 ARGILLA ROAD	ANDOVER	MA	01810
04-11-31-3604-00000-0270	BOURDON PETER & MARY H&W	2 KELLY FARM RD	SIMSBURY	CT	06070
04-11-31-3511-00000-0320	BOWLES DAVID W & DONNA L H&W	PO BOX 3248	EVANS	GA	30809
04-11-31-4900-00000-0340	BOWLES ROBERT & MARY ANNE H&W	20 OCEAN RIDGE BLVD N	PALM COAST	FL	32137
04-11-31-3513-00000-0244	BOWMAN ROBERT E & BILLIE S H&W	1114 GLASGOW DRIVE	MURFREESBORO	TN	37130
04-11-31-3602-00000-0700	BOYCE JOAN M & RONALD J W&H	31 OCEAN OAKS LN	PALM COAST	FL	32137
04-11-31-3605-0302N-0000	BOYCE KENNETH & CATERINA BOYCE	160 MANETTO HILL ROAD	HUNTINGTON	NY	11743
04-11-31-3605-00010-0909	BRABBS JAMES COURTLAND & DONALD DAVID SWEENEY	7509 TIMBERWOOD COURT	SUPERIOR TWP	MI	48198
04-11-31-3502-00000-0530	BRAUNSTEIN MORTON & NICHOLAS A PALUMBO	1980S WINGLOW ROAD	SHAKER HEIGHTS	OH	44122
04-11-31-3609-00000-0030	BREITER JEFFREY R & PHYLLIS T H&W	9 CHERRY HILLS CIRCLE	BLOOMFIELD	CT	06002
04-11-31-3603-00000-0240	BREITER JEFFREY R & PHYLLIS T H&W	9 CHERRY HILLS CIRCLE	BLOOMFIELD	CT	06002
04-11-31-3513-00000-0233	BRENNAN THOMAS C JR & SUSAN H&W AND H MCGUIRE &	200 LITTLE FALLS ST SUITE 400	FALLS CHURCH	VA	22046
04-11-31-3513-00000-1133	BRETON JUSTIN & KATHLEEN E	5121 NW 76TH LANE	GAINESVILLE	FL	32653
04-11-31-3513-00000-0554	BRINKMAN ANDREA & JOHN DAVID	2857 GRANDE OAKS WAY	FLEMING ISLAND	FL	92009
04-11-31-3512-00010-0360	BROMLEY MICHAEL & COURTNEY H&W &	4 BEMAN WOODS COURT	POTOMAC	MD	20854-4420
04-11-31-3509-00000-0130	BRONTE MADELINE TRUSTEE	2424 NW 67TH STREET	BOCA RATON	FL	33496-3640
04-11-31-3512-00010-0130	BRONTE MADELINE TRUSTEE	2424 NW 67TH STREET	BOCA RATON	FL	33496-3640
04-11-31-3503-00000-0920	BRODKS ARAH L & SUSAN G H&W	30 WEST FOUNTAIN	CINCINNATI	OH	45246
04-11-31-3510-00000-0150	BROOKS WESLEY H TAKEZAWA KIMIKO H&W	1017 CHILLUM CT	SAFETY HARBOR	FL	34695
04-11-31-3605-0907N-0000	BROTHERS IN FLORIDA INVESTMENTS LLC	767 NW124TH AVENUE	CORAL SPRINGS	FL	33071
04-11-31-3605-00010-0717	BROUDY BARRY BERNARD	3140 TROUT CREEK CT	ST AUGUSTINE	FL	32092
04-11-31-3602-00000-0610	BROWN GEORGE E & HELEN E H&W TRUSTEES	1460 RAVEN COURT	PUNTA GORDA	FL	33950-6671
04-11-31-3503-00000-0240	BROWN ROBERT P & KATHLEEN O H&W	41 GOLDEN OAKS DRIVE	SALEM	NH	03079
04-11-31-3502-00000-0020	BROWN STEVEN G & CONSTANCE L H&W	2018 N DAYTONA AVE	FLAGLER BEACH	FL	32136
04-11-31-3604-00000-0250	BRUNE CLIFFORD D TRUSTEE	200 OCEAN CREST DR #654	PALM COAST	FL	32137
04-11-31-3606-00010-673C	BRUNE CLIFFORD D & CATHERINE S H&W	200 OCEAN CREST DR #654	PALM COAST	FL	32137
04-11-31-3605-00010-1005	BRYANT DONNA GILES & JAMES RICHARD GILES TRUSTEES	PO BOX 235	NEW TAZEWELL	TN	37824
04-11-31-3513-00000-0364	BUBACK KENNETH A & PATRICIA M H&W TRUSTEES	1745 STONE CANYON DR	ROSEVILLE	CA	95661
04-11-31-3605-00010-0318	BUCK INVESTMENTS OF OCALA LLC	1365 SE 73RD PLACE	OCALA	FL	34480
04-11-31-3604-00000-0480	BUCK ROBERT M & OELANE W H&W	PO BOX 10896	DAYTONA BEACH	FL	32120-0836
40-10-31-1085-00000-0070	BUCKLEY WALDRON D JR & NANCY LEE BUCKLEY H&W	3705 FIELDSTONE BLVD APT. 403	NAPLES	FL	34109-0735
04-11-31-3505-00000-0470	BUNDGUS BURT TRUSTEE	17402 LAKEEDGE TRAIL	CHAGRIN FALLS	OH	44023-2114
04-11-31-3605-10015-0000	BUNGO CAPITAL LLC	803 HURON COURT	GIBSONIA	PA	15044
04-11-31-3606-00050-683J	BUNGO MICHAEL J & SHIRLENE BUNGO H&W	803 HURON CT	GIBSONIA	PA	15044
04-11-31-3509-00000-0090	BUONAIUTO ROBERT J & DENISE F BUONAIUTO H&W	10 DRIFTWOOD LANE	PALM COAST	FL	32137
04-11-31-3513-00000-0243	BURDETT MICHAEL L & LAURA J H&W	799 FLOWERS CROSSING DRIVE	LAWRENCEVILLE	GA	30044
04-11-31-3606-00030-241D	BURGERS JOHN K & DENISE M BURGERS H&W	10236 WINDSOR WAY	POWELL	OH	43065
04-11-31-3605-00050-0511	BURGESS CLAUDE B III & CATHERINE T BURGESS H&W	4865 PRESTBURY DRIVE	SUWANEE	GA	30024-6724
04-11-31-3503-00000-0930	BURKE RORY P & GAYLE E H&W	22 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3512-00010-0090	BURKE S COLLEEN & GARY NOLEN G W&H	4112 MARQUETTE	HOUSTON	TX	77005
04-11-31-3602-00000-0200	BURNS THOMAS & TERRY H&W	2389 MEADOW ISLE LANE	LAWRENCEVILLE	GA	30043
04-11-31-3605-0608N-0000	BURNS THOMAS C	5141 KRAUS RD	CLARENCE	NY	14031-1567
04-11-31-3504-00000-0060	BUTERA BEN & BUTERA CHRIS JTWR0S	51 WEST GRANADA BLVD	ORMOND BEACH	FL	32174
04-11-31-3601-00000-0080	BUTLER DAVID J & KATHRYN V H&W	1555 WANDREI COURT	COMMERCE TOWNSHIP	MI	48382
04-11-31-3601-00000-0140	BUTLER JOHN J & ANN H&W	25 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-00010-0809	BUTLER NANCY O LIFE ESTATE	1999 MORRIS DRIVE	NILES	MI	49120
04-11-31-3511-00000-0930	BYRNES JAMES D LIFE ESTATE	6 FLAGSHIP DRIVE	PALM COAST	FL	32137
04-11-31-3603-00000-0050	CABOT ANNA M & STEPHEN J H&W	43 NORTHSHORE DR	PALM COAST	FL	32137
04-11-31-3603-00000-0150	CABOT STEPHEN J & ANNA M H&W	60 NORTHSHORE DRIVE	PALM COAST	FL	32137
04-11-31-3513-00000-1162	CALLAGHAN MARY E & MICHAEL S W&H	405 50TH PLACE	WESTERN SPRINGS	IL	60558
04-11-31-3510-00000-0260	CALLAHAN BRIAN E & MARIE A H&W	15 HICKORY DR	MEDFIELD	MA	02052
04-11-31-3604-00000-0320	CAMACHO HUGO A & CHRISTINE C CAMACHO H&W	33 NORTH RIVERWALK DR	PALM COAST	FL	32137
04-11-31-3503-00000-0120	CAMPESE MARK	21 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3501-00000-0100	CANNON JAMES REYNOLDS & DAINA DEE CANNON H/W	3793 OVERLOOK TRL NW	KENNESAW	GA	30144-2040
04-11-31-3505-00000-0780	CAPPOLA JAMES & STEPHANIE HW	26 HAMMOCK BEACH CIR 5	PALM COAST	FL	32137

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3605-00110-1114	CARPENTER STEVEN	2150 ALDERBROOK DRIVE	OAKVILLE	ONTARIO		CANADA L6M 4Z3
04-11-31-3605-05035-0000	CARSTEN5 INVESTMENT GROUP LP	510 AVENLEIGH CT	ASHTON	MD	20861	
04-11-31-3601-00000-0130	CARSTEN5 STEVEN P	510 AVENLEIGH COURT	ASHTON	MD	20861-3635	
04-11-31-3513-00000-0564	CARTER MICHAEL KEVEN & CARTER HARRISON CLAY	344 DEERFIELD DRIVE	BAXLEY	GA	31513	
04-11-31-3605-00110-1122	CARVER R CLAY & JANET M	822 BERMUDA RUN	WOODSTOCK	GA	30189	
04-11-31-3605-03075-0000	CASTELLANA CARLO D & NANCY E H&W	84 JORDAN LANE	STAMFORD	CT	06903	
04-11-31-3605-00100-1021	CATALINA FAZZANO LLC	1745 EAGLE TRACE BLVD	CORAL SPRINGS	FL	33071	
04-11-31-3605-00010-0715	CAULK BRUCE T & CATHY CAULK	11521 DALYN TERRACE	POTOMAC	MD	20854-1209	
04-11-31-3513-00000-0453	CBC 453 PARTNERS LLC	2145 DWYER AVE #B	UTICA	NY	13501-1107	
04-11-31-3501-00000-0400	CBV PROPERTIES LLC	PO BOX 2957	PONTE VEDRA	FL	32004	
04-11-31-3512-00010-00A2	CENTEX LAND INVESTMENTS II LLC	385 DOUGLAS AVE SUITE 1000	ALTAMONTE SPRINGS	FL	32714	
04-11-31-3512-00010-00B1	CENTEX LAND INVESTMENTS II LLC	385 DOUGLAS AVE SUITE 1000	ALTAMONTE SPRINGS	FL	32714	
04-11-31-3512-00010-00C1	CENTEX LAND INVESTMENTS II LLC	385 DOUGLAS AVE SUITE 1000	ALTAMONTE SPRINGS	FL	32714	
04-11-31-3512-00010-00D1	CENTEX LAND INVESTMENTS II LLC	385 DOUGLAS AVE SUITE 1000	ALTAMONTE SPRINGS	FL	32714	
04-11-31-3605-00060-0612	CHAUDOIN JOSEPH & JENNIFER	286 DOGWOOD DRIVE	ELIZABETH TOWN	PA	17022	
04-11-31-3605-00060-0622	CHEYENNE HOMES LTD	17 DEAN STREET	BRAMPTON	ONTARIO	L6W1M7	CANADA
04-11-31-3605-00130-1315	CHRISTIANSEN INVESTMENTS INC	18B NORTHSORE BLVD E	BURLINGTON	ON	L7T 1W4	
04-11-31-3605-00010-0315	CHRISTOPHER CHARLES INVESTMENTS LP	4 PRESTWICK PLACE	BRENTWOOD	TN	37027	
04-11-31-3605-0304N-0000	CHRISTOPHER CHARLES INVESTMENTS LP	4 PRESTWICK PLACE	BRENTWOOD	TN	37037	
04-11-31-3502-00000-0420	CHRISTOPHER EDWARD & DORIS H&W	5B FLAGLER DR	PALM COAST	FL	32137-2431	
04-11-31-3605-07025-0000	CHUN JOHNG H & THERESA J H&W	55 TOLLAND ROAD	N ANDOVER	MA	01845	
04-11-31-3605-0803N-0000	CIESLUKOWSKI FLORIDA FAMILY TRUST LLC	300 5TH AVENUE S #101	NAPLES	FL	34102	
04-11-31-3512-00010-0310	CINNAMON BEACH 31 LLC	PO BOX 50433	JACKSONVILLE BEACH	FL	32240	
04-11-31-3512-00010-00H0	CINNAMON BEACH AT OCEAN HAMMOCK RECREATION ASSO INC	455 DOUGLAS AVE STE 1B05	ALTAMONTE SPRINGS	FL	32714	
04-11-31-3513-00000-0361	CINNAMON BEACH PARTNERS LLC	108 CONOVER LANE	REDBANK	NJ	07701	
04-11-31-3512-00010-0120	CINNAMON BEACH PROPERTIES LLC	151 SAWGRASS CORNERS DR #200	PONTE VEDRA	FL	32082	
04-11-31-3513-00000-0553	CINNAMON COAST LLC	10702 MARTHA STREET	OMAHA	NE	68124	
40-10-31-1085-00000-00A0	CINNAMON GROVE VILLAGE PROPERTY AND HOME OWNERS ASSOC INC	28 CINNAMON GROVE LANE	PALM COAST	FL	32137	
40-10-31-1085-00000-00C0	CINNAMON GROVE VILLAGE PROPERTY AND HOME OWNERS ASSOC INC	28 CINNAMON GROVE LANE	PALM COAST	FL	32137	
04-11-31-3503-00000-0390	CLARK JACK M JR & CATHERINE S H&W	114 TUPELO DR	GREER	SC	29551	
40-10-31-4100-00000-0200	CLAY CRAIG A & NEVA H&W	37 N SHADY LANE	PALM COAST	FL	32137	
04-11-31-3605-00010-0314	CLAYPOOL WILLIAM D & CAROL G	4104 MEADOW LN	NEWTOWN 5Q	PA	19073	
04-11-31-3604-00000-0420	CLEMENS ROBERT & ELIZABETH H&W	2026 SOULI DR	GREENBURG	PA	15601	
04-11-31-3605-00130-1321	CLEVENSTINE MALCOLM JR & ROSETTA CLEVENSTINE H/W	2 MALLORY COURT	PALM COAST	FL	32137	
04-11-31-3602-00000-0660	CLIFFORD GAIL W	39 OCEAN OAKS LANE	PALM COAST	FL	32137	
04-11-31-3505-00000-0630	CLN PROPERTY MANAGEMENT LLC	16 INTRACOASTAL COURT	ISLE OF PALMS	SC	29451	
04-11-31-3605-00110-1142	COBB FAMILY GETAWAYS LLC	17 THOUSAND OAKS TERRACE	HOWELL	NJ	07731	
04-11-31-3505-00000-0320	COHEN MARK D & STASHA H&W	416 RIDGEWOOD AVE	GLEN RIDGE	NJ	07028	
04-11-31-3605-00010-0216	COHEN MICHAEL & GAIL H&W	145 BENTLEY CIRCLE	GOSHEN	CT	06756	
04-11-31-3603-00000-0250	COHEN PATTI	40 NORTHSORE DRIVE	PALM COAST	FL	32137	
04-11-31-3513-00000-0423	COLANERI NOEL A	3 SHORE DRIVE	PORT CHESTER	NY	10573	
04-11-31-3605-1002N-0000	COLEMAN TONY & TIFFANY L H&W	28538 BAYHEAD ROAD	OAOE CITY	FL	33523	
04-11-31-3605-00080-0821	COLLINS JOHN C & DAVID H BARTON	4775 FONTWELL COURT	SUWANEE	GA	30024-3335	
04-11-31-3513-00000-0144	COMAD LLC	17745 GULF BLVD #402	ST PETERSBURG	FL	33708-1260	
04-11-31-3505-00000-0670	COMASTRO KAREN L	200 OCEAN CREST DR APT 710	PALM COAST	FL	32137-3277	
04-11-31-3605-02065-0000	COMASTRO VICTOR & KAREN H&W	200 OCEAN CREST DRIVE #2265	PALM COAST	FL	32137	
04-11-31-3601-00000-0090	CONFIDENTIAL - PROPERTY OWNER	22 OCEAN OAKS LANE	PALM COAST	FL		32137
04-11-31-3605-03065-0000	CONNELL WILLIAM M	2817 FOREST CIRCLE	JACKSONVILLE	FL	32257	
04-11-31-3606-00030-741D	CONNELL WILLIAM M & SHANNON M CONNELL H&W	2817 FOREST CIRCLE	JACKSONVILLE	FL	32257	
04-11-31-3605-0507N-0000	CONNELL WILLIAM M & SHANNON H/W	2817 FOREST CIRCLE	JACKSONVILLE	FL	32257-4913	
04-11-31-3502-00000-0380	COOK FREDERICK E & SHARON K CODK	78 RIVER TRAIL DR	PALM COAST	FL	32137	
04-11-31-3604-00000-0380	COOK FREDERICK E & SHARON K H&W	78 RIVER TRAIL DR	PALM COAST	FL	32137	
04-11-31-3603-00000-0100	COOK RICHARD D & DIANE M H&W TRUSTEES	1142 5ALT CREEK DR	PONTE VEDRA BEACH	FL	32082	
40-10-31-1085-00000-0080	COOPER DEBRA L & CHRISTOPHER J COOPER W&H	3214 HIDALGO DRIVE	ORLANDO	FL	32812	
04-11-31-3513-00000-0565	COOPER WILLIAM H & NANCY L H&W	5530 WISCONSIN AVE SUITE 1152	CHEVY CHASE	MD	20815	
04-11-31-3509-00000-0120	COOPER WILLIAM H & NANCY R H&W	5530 WISCONSIN AVE SUITE 1152	CHEVY CHASE	MD	20815	
04-11-31-3503-00000-0260	CORELLA FRANK L & RUTH L H&W TRUSTEES	20 MILLER FARMS DRIVE	MILLER PLACE	NY	11764	
04-11-31-3605-00010-0712	CORLISS ROBERT J & MELANIE L	7549 CANADA VISTA COURT	MONTEREY	CA	93940	

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3513-0000-0132	CORNCRIB GROUP LLC, THE		8672 BUTTERFIELD	ORLAND PARK	IL	60462	
04-11-31-3603-0000-0170	COSETTI JOSEPH A & KELLY ANN H&W		54 BAXTER LANE	WEST ORANGE	NJ	07052	
04-11-31-3606-00050-682H	COTT IVETTE M & RAFAEL A COTT JR TRUSTEES		8565 SW 12TH LANE	GAINESVILLE	FL	32607	
04-11-31-2984-0000-00A1	COUNTY OF FLAGLER	%BOARD OF COUNTY COMMISSIONERS	1769 E MOODY BLVD BLDG 2 SUITE 302	BUNNELL	FL	32110	
04-11-31-2984-0000-00A2	COUNTY OF FLAGLER	%BOARD OF COUNTY COMMISSIONERS	1769 E MOODY BLVD BLDG 2 SUITE 302	BUNNELL	FL	32110	
04-11-31-2984-0000-00B5	COUNTY OF FLAGLER	%BOARD OF COUNTY COMMISSIONERS	1769 E MOODY BLVD BLDG 2 SUITE 302	BUNNELL	FL	32110	
04-11-31-3505-0000-1010	COVELL ROBERT M & ANDREA M H&W		69 HAMMOCK BEACH CIRCLE N	PALM COAST	FL	32137	
04-11-31-3505-0000-0660	COX DANIEL C & MARIS A H&W		5581 STRICKLER RO	CLARENCE	NY	14031	
04-11-31-3513-0000-0152	COX DANIEL C & MARIS A H&W		5581 STRICKLER RD	CLARENCE	NY	14031	
04-11-31-3505-0000-0100	CRAHAN GARY M & NICOLE C H&W LIFE ESTATE		33 HAMMOCK BEACH PARKWAY	PALM COAST	FL	32137	
04-11-31-3513-0000-1132	CRAIG MICHAEL L & DONNA A H&W		3130 BISHOP STREET	MURFREESBORO	TN	37129	
04-11-31-3605-00110-1145	CRIMMINIS JOHN & SHERRY		200 OCEAN CREST DR #644	PALM COAST	FL	32137	
04-11-31-3606-00040-662F	CRIMMINIS JOHN & SHERRY H&W		200 OCEAN CREST DR #644	PALM COAST	FL	32137	
04-11-31-3513-0000-0532	CROWLEY GREGORY & LESLIE CROWLEY		481 OENOKO RDG	NEW CANAAN	CT	06840-3609	
04-11-31-3604-0000-0040	CUA PATRICK & HEATHER C H&W		2305 WHITING BAY COURT	KENNESAW	GA	30152	
04-11-31-3513-0000-0145	CUA PATRICK & HEATHER C H&W		2305 WHITING BAY COURT	KENNESAW	GA	30152	
04-11-31-3604-0000-0030	CUA PATRICK F & HEATHER C H&W		2305 WHITING BAY CTS	KENNESAW	GA	30152	
04-11-31-3605-00120-1222	CURINGTON JOHN W & TERRY H&W & CURINGTON DANIEL T & LINDA H&W		2652 NE 24TH STREET	OCALA	FL	34470	
04-11-31-3605-00110-1132	CWC PROPERTIES INC		4343 NE EXPRESSWAY	ATLANTA	GA	30340	
04-11-31-3513-0000-1154	CYPRESS WDDD PROPERTIES INC		7 CORTE VISTA	PALM COAST	FL	32137	
04-11-31-3605-0404N-0000	DABIR SRINIVAS & GEETHA S H&W TRUSTEES		20590 MANOR DRIVE	SARATOGA	CA	95070	
04-11-31-3505-0000-0680	DAKDDUK KENNETH E & LISA N H&W		11 REED DRIVE N	PRINCETON JUNCTION	NJ	08550	
04-11-31-3606-00050-1B1G	DALEY RICHARD C & SANDRA L RICH H&W		798 VILLAGE BLUFF DRIVE	COLUMBUS	OH	43235	
04-11-31-3509-0000-0200	DAMIANI BRENDA S		1 DRIFTWOOD LANE	PALM COAST	FL	32137	
04-11-31-3605-0604N-0000	DAMODAR LLC		13830 SAXON LAKE DR	JACKSONVILLE	FL	32225	
04-11-31-3606-00020-653A	DAMODAR LLC C/O GK JOSHI		13830 SAXON LAKE DR	JACKSONVILLE	FL	32225-2616	
04-11-31-3605-0902N-0000	DAMORE DAVID & GREGORY PARR		227 SEABREEZE BLVD	DAYTONA BEACH	FL	32118-4025	
04-11-31-3606-00040-362F	DAMORE DAVID & NONA H&W		253B S PENINSULA DRIVE	DAYTONA BEACH	FL	32118	
04-11-31-3513-0000-0352	DANG NAM H & ANN TONG H&W		10727 SW 27TH AVE	GAINESVILLE	FL	32608	
04-11-31-3603-0000-0160	DANIEL G BARRETT TRUST		77 PROGRESS PKWY	MARYLAND HEIGHTS	MO	63043	
04-11-31-3510-0000-0180	DANIELS BOBBY J		19 CYPRESS WOOD DRIVE NORTH	PALM COAST	FL	32137	
04-11-31-3602-0000-0020	DAUGUSTINE RICHARD J & MERIDA A H&W		7413 PINEHURST DRIVE	CINCINNATI	OH	45244	
04-11-31-3605-0208S-0000	DAVIES RICHARD J & NICOUNA ROSELLO DAVIES TRUSTEES		176 TORINO LANE	POINCIANA	FL	34759	
04-11-31-3501-0000-0200	DAVIES RICHARD J & NICOLINA ROSELLO DAVIES TRUSTEES		176 TORINO LANE	KISSIMMEE	FL	34759	
04-11-31-3605-00010-0210	DAVIS HARRY FRANKLIN & BARBARA EVE DAVIS H&W		200 OCEAN CREST DR APT 210	PALM COAST	FL	32137	
04-11-31-3605-00010-0419	DAVIS JAMES T		107 EAST MAIN STREET	UNIONTOWN	PA	15401	
04-11-31-3604-0000-0290	DAVIS LESTER B & PATRICIA E TRUSTEES		44 ATLANTIC PLACE	PALM COAST	FL	32137	
04-11-31-3604-0000-0890	DAVIS LESTER B & PATRICIA E DAVIS H&W LIFE ESTATE		44 ATLANTIC PLACE	PALM COAST	FL	32137	
04-11-31-3512-00010-0380	DAVIS STEVEN L TRUSTEES		3800 DILLON COURT	DOWNERS GROVE	IL	60515	
04-11-31-3605-00010-0510	DBD SOLUTIONS LLC		4574 DAIRY WAY	NORCROSS	GA	30092	
04-11-31-3603-0000-0010	DEAN DEBORAH J & MARION C DEAN	% ALY BRAJJ	22461 SHAW RD	DALLAS	VA	20166	
04-11-31-3603-0000-0270	DEAN MARION CASEY & DEBORAH J H&W	% ALY BRAJJ	22461 SHAW RD	DALLAS	VA	20166	
04-11-31-3505-0000-0380	DEAUSEN JOSE & MARIA H&W & JOANNE SAXOUR		92 HAMMOCK BEACH CIR N	PALM COAST	FL	32137	
04-11-31-3605-0606N-0000	DEAUSEN MARIA LUCIA M		3 BILLINGSGATE COURT	GAITHERSBURG	MD	20877	
04-11-31-3605-00010-0810	DEAVENS GREGORY E & BEVERLY A		10 HENLEY COMMONS	FARMINGTON	CT	06032	
04-11-31-3513-0000-0223	DEBONIS JOSEPH D & LINDA A DEBONIS H/W		1007 CANE CREEK COURT	OVIEDO	FL	32765	
04-11-31-3511-0000-0250	DECHTER LARRY		804 UNDESEY MANOR LANE	SILVER SPRING	MD	20905	
04-11-31-3605-00010-0505	DEFRANCIS DAVID & ANGEUA H&W & CORI DEFRANCIS		1273 OXFORD ROAD	ATLANTA	GA	30306	
04-11-31-3501-0000-0160	DEJONGE GRIETJE TRUSTEE		RR#1 120 BINBROOK ROAD	BINBROOK	ONTARIO		CANADA LOR 1C0
04-11-31-3513-0000-0134	DELGADO LAZARO L & NEREYDA C DELGADO H&W		1914 WATERMERE LANE	WINDERMERE	FL	34786	
04-11-31-3603-0000-0040	DELOREY EDWARD A & DIANNA M H&W		41 NORTSHORE DR	PALM COAST	FL	32137	
04-11-31-3604-0000-0770	DEMARTIN MICHAEL & IRENE ROSE DEMARTIN H&W		2201 WILLIAM CIRCLE	STEWARTSVILLE	NJ	08886	
04-11-31-3513-0000-0122	DEMEUSY JOHN W & DEBRA M DEMEUSY H/W		59 BENSON AVE	SAYVILLE	NY	11782	
04-11-31-3510-0000-0020	DEPALMA PETER & KATHRYN M H&W		6 CYPRESS HAMMOCK WAY	PALM COAST	FL	32137	
04-11-31-3513-0000-0124	DESALVO DONALD		200 CINNAMON BEACH WAY #124	PALM COAST	FL	32137	
04-11-31-3503-0000-0340	DESANTIS CHRISTOPHER & STEPHANIE H&W		144 CAMBRIDGE AVE	GARDEN CITY	NY	11530	
04-11-31-3605-00010-0705	DESCALZI STEPHEN P & JOHN W CHMIELEWSKI & KAMIL ASHKAR & DFP LLC	ENGLEWOOD AUTO GROUP	386 GRAND AVENUE	ENGLEWOOD	NJ	07631	
04-11-31-3503-0000-0280			3179 OEEER CREEK ROAD	COLLEGEVILLE	PA	19426	

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.


 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3604-0000-0410	DIAMOND DEBRA	4411 LAWRENCE AVE	BALTIMORE	MD	21211
04-11-31-3605-0504S-0000	DICORPO JOSEPH	4230 RIDGEHURST DRIVE	SMYRNA	GA	30080
04-11-31-3605-00010-0616	DIMITT LARRY W & NORMA R	P O BOX 2480	BENTONVILLE	AR	72712
40-10-31-6150-00000-0530	DIXSON FRANCIS R & SARAH T DIXSON TRUSTEE	6 FOUNTAINVIEW TERRACE #207	GREENVILLE	SC	29607
04-11-31-3603-00000-0190	DOLPHIN DUNES LLC	401 N MICHIGAN AVE STE 3200	CHICAGO	IL	60611-4207
04-11-31-3605-0606S-0000	DOMPKOWSKI DOUGLAS & SHARON H&W	7229 DEER LAKE LANE	DERWOOD	MD	20855
04-11-31-3502-00000-0310	DONALD L WALKER RETIREMENT INVESTMENTS LLC	29 BANTON LANE	PALM COAST	FL	32137
04-11-31-3605-00100-1032	DOOGAN DECLAN P & DOROTHY M DOOGAN H&W	15 MAIN STREET	STONINGTON	CT	06378
04-11-31-3505-00000-0530	DOOGAN DECLAN P & DOROTHY M H&W	15 MAIN STREET	STONINGTON	CT	06378
04-11-31-3602-00000-0210	DORAZIO FRANK A & JOANNA F TRUSTEES	74 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3602-00000-0150	DORNA P HAUGHT TRUST	62 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3513-00000-0462	DOSSEY RUSSELL R	50 PARK ROW W APT 804	PROVIDENCE	RI	02903
04-11-31-3601-00000-0170	DOSSEY RUSSELL R	50 PARK ROW WEST APT 620	PROVIDENCE	RI	02903
04-11-31-3513-00000-1155	DOW ROGER J & UNDA M DOW	5185 MACARTHUR BLVD., NW #711	WASHINGTON	DC	20016
04-11-31-3513-00000-0341	DOYLE JAMES M & DENISE A ASSOGNA H&W	81 RODEO DRIVE	LAGRANGEVILLE	NY	12540
04-11-31-3602-00000-0130	DOYLE PAUL	43B WALDEN SHORES LANE	BRUNSWICK	GA	32525
04-11-31-3512-00010-0170	DOYLE WILUAM J & LAURIE E H&W	8 DRIFTWOOD LANE	PALM COAST	FL	32137
04-11-31-3509-00000-0080	DOYLE WILLIAM J JR & LAURIE E H&W	8 DRIFTWOOD LANE	PALM COAST	FL	32137
04-11-31-3605-00010-0410	DRAKE W RUSSELL	26 ASHWORTH LANE	COLUMBIA	SC	29260
04-11-31-3603-00000-0060	DRISCOLL JAMES E & KATHY K H&W	43 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3511-00000-0220	DROBOT ANN E LIFE ESTATE	1710 PINE ST	NEW ORLEANS	LA	70118-5322
04-11-31-3511-00000-0030	DROBOT JOHN J & JOAN D TRUSTEES	7 FLAGSHIP DRIVE	PALM COAST	FL	32137
04-11-31-3513-00000-0432	DRVOSTEP ROBERT J & DEBORAH J H&W	6406 E 107TH STREET SOUTH	TULSA	OK	74137
04-11-31-3605-00130-1313	DUHIG MICHAEL J & CHERYL A DUHIG H/W	38W535 GOLFVIEW COURT	ST CHARLES	IL	60175
04-11-31-3606-00020-553A	DUNCAN DANNY & LAURA H&W	1760 SE 73RD PLACE	OCALA	FL	34480
04-11-31-3605-00010-0610	DUNCAN DANNY E & LAURA G	1780 SE 73RD PLACE	OCALA	FL	34480
04-11-31-2984-00020-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY	PALM COAST	FL	32137
04-11-31-2984-0LK01-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK02-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK03-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK04-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK05-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK06-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK07-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK08-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK09-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK10-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK11-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK12-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK13-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK14-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-2984-0LK15-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3502-00000-00C2	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3502-00000-00C4	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3503-00000-00F1	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3504-00000-00A1	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3505-00000-00E1	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3505-00000-00F0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137-3334
04-11-31-3510-00000-00A0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3510-00000-00B0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3511-00000-00E1	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3511-00000-00F0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3512-00010-00A0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3512-00010-00B0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3512-00010-00C0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3512-00010-00D0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3512-00010-00Q0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3513-00000-00D0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.

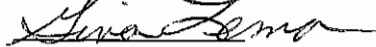

Gina Lemon, Dev. Rev. Plnr III

04-11-31-3603-0000-00C0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3603-0000-00D0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3603-0000-00E1	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3604-0000-00A1	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3604-0000-00B0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137-3334
04-11-31-3604-0000-00C0	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137
04-11-31-3605-000A0-0000	DUNES COMMUNITY DEVELOPMENT DISTRICT	5000 PALM COAST PKWY SE	PALM COAST	FL	32137-3334
04-11-31-3605-00130-1335	DYER DIANE	31 OLD NEVERSINK ROAD	DANBURY	CT	06811
04-11-31-3605-00140-1432	EADS JAMES & JULIE M EADS H/W	13 AUDUBON LANE	FLAGLER BEACH	FL	32136
04-11-31-3513-00000-1143	EAST QUIDNET REALTY LLC	425 LEXINGTON AVE SUITE 909	NEW YORK	NY	10017
04-11-31-3513-00000-0444	EBERSPACHER ROBERT & STEVEN SCHWARZ	1140 OAK SPRING LANE	LIBERTYVILLE	IL	60048
04-11-31-3605-00110-1143	EBERSPACHER ROBERT W	1140 OAK SPRING LANE	LIBERTYVILLE	IL	60048
04-11-31-3503-00000-0210	EDELSTEIN RAND LIFE ESTATE	5822 SW 36TH WAY	GAINSVILLE	FL	32608
04-11-31-3602-00000-0620	EHRUCH BRIAN & PESSIE WONG EHRlich H&W	PO BOX 543	TALLMAN	NY	10982-0543
04-11-31-3605-00070-0722	EICHENBAUM JEAN H	PO BOX 311	NORTHWOOD	NH	03261
04-11-31-3605-00010-0217	EJ MCCALLUM INC	10 N CLAYMONT CT	PALM COAST	FL	32137
04-11-31-3601-00000-0200	ELEVEN OCEAN OAKS LLC	151 SAWGRASS CORNERS DR STE 200	PONTE VEDRA BEACH	FL	32082
04-11-31-3604-00000-0430	ELIAS SAMUEL & ROULA H&W	3901 POWERS FERRY RD	ATLANTA	GA	30342
04-11-31-3605-0706N-0000	ELLISON RANDALL W	1308 MOICE DRIVE	DALTON	GA	30720
04-11-31-3605-0503N-0000	EQUITY TRUST CO	5628 TROWBRIDGE DRIVE	DUNWOODY	GA	30338
04-11-31-3605-00130-1311	ERME PROPERTIES LLC	3 CEDAR COURT	PALM COAST	FL	32137
04-11-31-3605-0308S-0000	ERVIN DOROTHY V TRUSTEE	1814 HALIFAX STREET	CARMEL	IN	46032-7326
04-11-31-3605-00010-0609	ESPEJO JOSEPH & LOIS	109 MIDDLE RIDGE ROAD	NEW CANAAN	CT	06840
04-11-31-3509-00000-0460	ESTRIN JOEL	445B SPECTRUM	IRVINE	CA	92618-3384
04-11-31-3501-00000-0140	ETTER BARBARA	4401 TROTTER LANE	FLOWER MOUND	TX	75028
04-11-31-3501-00000-0340	ETTER BARBARA	4401 TROTTER LANE	FLOWER MOUND	TX	75028
04-11-31-3511-00000-0210	FACTOTUM II LLC	7023 CYPRESS BRIDGE DR N	PONTE VEDRA BEACH	FL	32082
04-11-31-3605-00010-0206	FANNING JAMES FREDERICK & LINDA FANNING H&W LIFE ESTATE	304 EAST COUNTRY LANE	APOPKA	FL	32712
04-11-31-3505-00000-0120	FARAHANI ROBERT	PO BOX 704	HUNTINGTON	NY	11743
04-11-31-3513-00000-0265	FARBER ALAN T TRUSTEE	10025 CHESTER LAKE RD E	JACKSONVILLE	FL	32256
04-11-31-3605-00120-1215	FARRAYE ENTERPRISES LLC	218 SOPHIA TERRACE	ST AUGUSTINE	FL	32095
04-11-31-3505-00000-1080	FECHNER ROBERT F & JULIE D H&W	17615 SPRING WINDS DRIVE	CORNELIUS	NC	28031
04-11-31-3513-00000-0424	FECHNER ROBERT F & JULIE D H&W	17615 SPRINGSWINDS DRIVE	CORNELIUS	NC	28031
04-11-31-3605-00140-1445	FEDDERSON INGRID	31 FRONT STREET	STONINGTON	CT	06378
04-11-31-3502-00000-0110	FEDERLINE GREGORY E & MARGARET V FEDERLINE H&W	26 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-4900-00000-0270	FEHNEL RICHARD & LAURA G H&W	2607 WINNEMISSETT OAKS DRIVE	DELAND	FL	32724
04-11-31-3605-00010-0317	FEIGENBAUM RHONA	2 RICHMOND ROAD APT 2KK	LIDO BEACH	NY	11561
04-11-31-3605-00140-1421	FERNANDEZ ARMANDO & BARBARA L FERNANDEZ TRUSTEES	1036 SNELL ISLE BLVD NE	ST PETERSBURG	FL	33704
04-11-31-3604-00000-0200	FERNANDO LEONIDES AND MARIA TERESITA FERNANDO H/W	373 VLY ROAD	NISKAYUNA	NY	12309
04-11-31-3604-00000-0860	FINEMAN HOWARD O	4549 GLEN KERNAN PKWY E	JACKSONVILLE	FL	32224
04-11-31-3605-00010-1008	FIPAS LLC	105 SW 128TH ST SUITE 200	TIOGA	FL	32669
04-11-31-3605-00060-0631	FIRST NATIONAL BANK - NEVADA MO	P O BOX 388	NEVADA	MO	64772
04-11-31-3512-00010-0070	FIRTH ARLENE & BERNARD DIGREGORIO	28 EDGEWATER DR	PALM COAST	FL	32164
04-11-31-3604-00000-0730	FISH GEORGE STEPHEN & NICOLE RICHARDS	6710 CHELSEA GARDENS WAY	CUMMING	GA	30004
04-11-31-3601-00000-0190	FITZGIBBONS JAMES M & NANCY S H&W	15 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3604-00000-0280	FIVE L'S PARTNERSHIP LLP THE	6 LAYER DRIVE	MORRIS PLAINS	NJ	07950
04-11-31-2984-00000-0100	FLAGLER COUNTY	1769 EAST MOODY BLVD BLDG 2, STE 302	BUNNELL	FL	32110
04-11-31-3605-0508N-0000	FLAGSHIP ENDEAVORS LLC	8297 CHAMPIONS GATE BLVD #122	CHAMPIONS GATE	FL	33896-8387
04-11-31-3605-00010-0807	FLATLAND GARY L & PEGGY D	5315 VOGES ROAD	MADISON	WI	53718-6937
04-11-31-3606-00020-352B	FLEMING GARY & KARIN H&W	5508 SW ORCHID DRIVE	PALM CITY	FL	34990
04-11-31-3502-00000-0260	FLORENTINE ROGER LOUIS SR LIFE ESTATE	63 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3604-00000-0450	FLORIDA REALTY ACQUISITIONS LLC	1802 TROX STREET	GREENSBORO	NC	27406
04-11-31-3605-00010-1016	FLORIO PETER MICHAEL & ELIZABETH BAUGHMAN FLORIO TRUSTEES	510 EAST 86TH ST APT 21C	NEW YORK	NY	10028
04-11-31-3602-00000-0680	FOLCO FRED A	6 CHAPEL ROAD	MAHWAH	NJ	07430
04-11-31-3605-0205S-0000	FOLCO FRED A & WILUAM GREEN	41 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-00080-0832	FOLEY MICHAEL F & COLETTE H&W	6 RIVERVIEW TERRACE	SMITHTOWN	NY	11787
04-11-31-3605-00010-0906	FONDELL MICHAEL & PAM	16815 SUNSET CIRCLE	WILDWOOD	MO	63011
04-11-31-3606-00030-341D	FONTANA GARY & DEBRA FONTANA H/W	2819 RED FOX LN	FREEPORT	IL	61032

FBO GORDON KEMMERLY IRA

NICHOLAS N & MARSHA J KRAUSHAAR TRUSTEES

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 Gline Lemon, Dev. Rev. Plan III


04-11-31-3604-00000-0020	FORISTER WAYNE & KIMBERLY FORISTER H&W		28B46 KALKALLO DRIVE	FAIR OAKS RANCH	TX	78015
04-11-31-3604-00000-0010	FORISTER WAYNE & KIMBERLY H&W		28B46 KALKALLO DRIVE	FAIR OAKS RANCH	TX	78015
04-11-31-3604-00000-0260	FORISTER WAYNE & KIMBERLY JO FORISTER H&W		28B46 KALKALLO DRIVE	FAIR OAKS RANCH	TX	78015
04-11-31-3605-00010-0417	FORSTER PETER L & LINDA E H&W &	EWING ROBERT D & BETH M MOREY-EWING H&W	7343 LUCY DRIVE	DEXTER	MI	48130
04-11-31-3606-00020-353A	FORTE KENTON E & MARY LOU H&W		960 DELAWARE AVENUE	BUFFALO	NY	14209
04-11-31-3603-00000-0020	FOSTER NICHOLAS V & INGER M H&W		4 NORTH LANE	KATONAH	NY	10536
04-11-31-3605-00010-0205	FOWLER CURTIS G & JEAN R		4107 CHERRY CREEK ROAD	VALDOSTA	GA	31605
04-11-31-3605-00130-1343	FRANCE JEFFREY J & VANOI A FRANCE H&W TRUSTEES		104 MAGNOLIA RIDGE DR	JONESBOROUGH	TN	37659-47B9
04-11-31-3603-00000-0090	FRANK JOHN P & SANDRA J H&W		156 BALFOUR DRIVE	WEST HARTFORD	CT	06117-2900
04-11-31-3606-00050-283J	FRANK JOHN P JR & SANORA J H&W & MICHAEL J PAUL &	NICHOLAS HALD PAUL H&W	156 BALFOUR DRIVE	WEST HARTFORD	CT	06117
04-11-31-3501-00000-0170	FREY DANIEL W & SUSAN D H&W		207 AVERY COVE	CANTON	GA	30115
04-11-31-3604-00000-0720	FRIED MARC T		6467 LAURA LANE	SOLOM	OH	44139
04-11-31-3505-00000-0030	FRIEDRICH WILLIAM & BARBARA H&W TRUSTEES		9424 MONTICELLO AVENUE	EVANSTON	IL	60203
04-11-31-3511-00000-0060	FRIEHEAN FLORENCE R & SEETA H&W		15 FLAGSHIP DR	PALM COAST	FL	32137-3369
04-11-31-3604-00000-0580	FULLERTON DAWN DARDEN & CLAYTON FULLERTON TRUSTEES		12 CEDARVIEW COURT	PALM COAST	FL	32137
04-11-31-3606-00020-652B	FURBEE REBECCA & RICHARD W FURBEE W&H		200 OCEAN CREST DR APT 652	PALM COAST	FL	32137-6210
04-11-31-3505-00000-0500	FURBEE RICHARD & REBECCA H&W		200 OCEAN CREST DR APT 652	PALM COAST	FL	32137-6210
04-11-31-3605-00010-1110	GALLAGHER STEPHEN		200 OCEAN CREST DR APT 1110	PALM COAST	FL	32137-3279
04-11-31-3605-00130-1333	GARCIA FRANK & ANDREA G KELLY		137 WASHINGTON AVE	MORRISTOWN	NJ	07960
04-11-31-3513-00000-0521	GARCIA FRANK & ANDREA GRACE KELLY H&W		137 WASHINGTON AVE	MORRISTOWN	NJ	07960
04-11-31-3605-00090-0922	GARDNER GARY & ANNETTE H&W		7775 GLEN EDEN LANE	CINCINNATI	OH	45244
04-11-31-3509-00000-0210	GARRIGAN E PATRICK JR & MARY ANN GARRIGAN H&W		20 ATLANTIC PLACE	PALM COAST	FL	32137
04-11-31-4900-00000-0320	GASKINS WILLIAM D & CYNTHIA H H&W		277 MERMAIDS BIGHT	NAPLES	FL	34103
04-11-31-3505-00000-0010	GAZZOLI SHEILA & ROBERT W&H		15 HAMMOCK BEACH PKWY	PALM COAST	FL	32137
04-11-31-3511-00000-0230	GEHL EDWARD R & ROSEMARY L H&W		26 FLAGSHIP DRIVE	PALM COAST	FL	32137
04-11-31-3511-00000-0090	GEIN ROBERT		108 CONOVER LANE	RED BANK	NJ	07701-6200
04-11-31-3513-00000-0441	GEIN ROBERT A		500 CINNAMON BEACH WAY UNIT 441	PALM COAST	FL	32137
04-11-31-3605-00010-0506	GEISSELE ALFRED E & MARIE B		535 7TH STREET NW	HICKORY	NC	28601
04-11-31-3511-00000-0200	GEMBAROWICZ BRIAN & SUZANNE H&W		5538 TALON COURT	FAIRFAX	VA	22032
04-11-31-3512-00010-0150	GENCARELLI GEORGE R & KATHLEEN ADAMS-GENCARELLI H&W		1228 SALLY IKE RD	BRICK	NJ	08724
04-11-31-3513-00000-0533	GENCARELLI GEORGE R & KATHLEEN ADAMS-GENCARELLI H&W		1228 SALLY IKE RD	BRICK	NJ	08724
04-11-31-3509-00000-0170	GENERAZIO THOMAS A		7 DRIFTWOOD LN	PALM COAST	FL	32137
04-11-31-3605-00010-0515	GEORGE SATHISH K & LIJI M JACOB H&W &	PAUL A ALFINO & MYRA BETH ALFINO H&W	422B SW 78TH ST	GAINESVILLE	FL	32608
04-11-31-3605-00010-0711	GERACE ROBERT F & DEBRA J		200 OCEAN CREST DR APT 711	PALM COAST	FL	32137
04-11-31-3512-00010-0460	GETHING NEIL D		105 LONGVIEW WAY	PALM COAST	FL	32137
04-11-31-3604-00000-0180	GIADONE JEFFREY M & LAURA S H&W		354 OCEAN CREST DRIVE	PALM COAST	FL	32137
04-11-31-3604-00000-0560	GIAIMO JOHN A JR & KATHLEEN GIAIMO H&W		PO BOX 256	POUGHQUAG	NY	12570
04-11-31-3605-00140-1433	GIANCOLA LEONARD J & MARNIE GIANCOLA H/W		813 RILEY LANE	ST AUGUSTINE	FL	32095
04-11-31-3505-00000-0960	GIANNITTI ROBERT & CAROL H&W		33 CASTLE ROCK LANE	BOLTON	CT	06043
04-11-31-3606-00040-461E	GIDMAN FAMILY LLC		940 NANTASKET AVE	HULL	MA	02045
04-11-31-3505-00000-0830	GIERKE GERALD W & TERRI M H&W		133 RUSTIC LANE	SANTA CRUZ	CA	95060
04-11-31-3513-00000-1142	GILES RICHARD H & SUZANNE E H&W		36 SPRING ROAD	CONCORD	MA	01742
04-11-31-3606-00010-273C	GILES RICKY & EUZABETH GILES H&W		PO BOX 235	NEW TAZEWELL	TN	37824-0235
04-11-31-3602-00000-0600	GILSON GERALDINE F TRUSTEE		51 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3513-00000-0222	GILLIES ROBERT C & LINDA T H&W		457 EAGLE POINTE LANDING DR	EUREKA	MO	63025
04-11-31-3606-00030-841D	GILROY GREGORY L & JEAN L H&W		4044 DEER CROSSING RLIN	MANLIUS	NY	13104
04-11-31-3606-00040-561E	GIOBBE MICHAEL & SUSAN PIKITCH H&W		500 E 77TH ST APT 15353	NEW YORK	NY	10162
04-11-31-3605-0407N-0000	GIOBBE MICHAEL & SUSAN PIKITCH H&W		500 E 77TH ST APT 1535 E	NEW YORK	NY	10162
04-11-31-3501-00000-0040	GLEASON DENNIS P & JUNE M H&W		7520 EAST SHORE RD	TRAVERSE CITY	MI	49686
04-11-31-3602-00000-0060	GLICKSMAN LUCINDA J & MARTIN E H&W		44 OCEAN OAKS LN	PALM COAST	FL	32137-3393
04-11-31-3505-00000-0990	GNETZ DENNIS & KIMBERLY GNETZ		13964 HEARTHESIDE DRIVE	GRANGER	IN	46530
04-11-31-3510-00000-0240	GODBOUT GAIL GILMARTIN		5 CYPRESSWOOD DRIVE	PALM COAST	FL	32137
04-11-31-3510-00000-0190	GODFREY DOUGLAS & PATRICIA H&W		7656 RANIER LN N	MAPLE GROVE	MN	55311-4322
04-11-31-4900-00000-0290	GOES KAREN		138 PALM COAST PKWY BOX 171	PALM COAST	FL	32137
04-11-31-3601-00000-0150	GOLDSBORO BOBBY & DIANNE H&W		PO BOX 5250	OCALA	FL	34478
04-11-31-3602-00000-0110	GONGLEFSKI JOSEPH V SR &	KATHERINE A GONGLEFSKI H/W	138 PALM COAST PARKWAY NE #197	PALM COAST	FL	32137
04-11-31-3604-00000-0820	GONZALEZ TOMAS ELIAS	3RA AVENIDA RES	NINFA PISO 2 APT 2-2	MONTALBAN III		CARACAS
04-11-31-3605-00010-1114	GOODMAN JANE & JANARD	MANAGEMENT SERVICES INC & RYERG LLC	253 ARBOR RD	FRANKLIN LAKES	NJ	07417

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3606-00020-753A	GOOWIN SUSAN C TRUSTEE	1654 FORD RD	BIG PINE KEY	FL	33043
04-11-31-3605-00140-1424	GORDEN LUCIO N & VALERIA H&W & ANDRAS W BHATIA	4313 SW 102ND TER	GAINESVILLE	FL	32608
04-11-31-3605-00110-1139	GORDON MITCHELL R & JENNIFER A	7938 WESTMINSTER ABBEY BLVD	ORLANDO	FL	32835
04-11-31-3510-00000-0050	GROON PETER J & NATALYA GORDON H&W	20 CYPRESSWOOD DRIVE S	PALM COAST	FL	32137
04-11-31-3605-00010-0908	GPMO PROPERTIES LLC	28300 KENSINGTON LANE STE 200	PERRYSBURG	OH	43551
04-11-31-3505-00000-0440	GRADOMI HOLDINGS LLC	185 THORNTON OR	PBG	FL	33418
04-11-31-3605-00010-0309	GRAOY CARREKER INDUSTRIAL LLLP	5932 LOCH LAUREL RD	LAKE PARK	GA	31636
04-11-31-3513-00000-0522	GRAFSTEIN DAVID & CINDY H&W	49 HEMING WAY	STAMFORD	CT	08903
04-11-31-3604-00000-0900	GRANT PHILIP D & VIRGINIA N H&W	3 POND RIDGE LANE	ROWAYTON	CT	06853
04-11-31-3606-00010-373C	GREEN ADLAI S & CAROLYN F, TRUSTEES	3147 TALA LOOP	LONGWOOD	FL	32779
04-11-31-3602-00000-0850	GREEN WILLIAM J & SUSAN P H&W	41 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3513-00000-0433	GREENHALGH ROBERT L & MARGUERITE H&W	18135 LONGWATER RUN OR	TAMPA	FL	33647
04-11-31-3605-00090-0911	GREENWOD BETH ANN	337 N LOMBARDY LOOP	JACKSONVILLE	FL	32259
04-11-31-3606-00020-2528	GRIFFIN MARK L & CYNTHIA R H&W	12511 MISSION HILLS DRIVE S	JACKSONVILLE	FL	32225
04-11-31-3605-00130-1344	GRIFFITH JEFFREY J	2524 HUNTERS MEADOW LANE	RALEIGH	NC	27606-8485
04-11-31-3605-0904N-0000	GRIFFITH JEFFREY JAY	2524 HUNTERS MEADOW LANE	RALEIGH	NC	27606
04-11-31-3605-02045-0000	GROM TIMOTHY C & HOLLY WALLS GROM H&W	417 SAINT MARKS AVE	WESTFIELD	NJ	07090
04-11-31-3605-00140-1412	GRUENINGER CARL & MARY RONAN JTWROS	7757 GLEN EDEN LANE	CINCINNATI	OH	45244
04-11-31-3605-10035-0000	GRYZMOLOWICZ RICHARD & DONNA H&W	9 GREEN TERRACE WAY	WEST MILFORD	NJ	07480-2712
04-11-31-3512-00010-0190	GRZYB DAVID & PENNY H&W TRUSTEES	8 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3501-00000-0030	GRZYB DAVID A & PENNY HW LIFE ESTATE	8 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3605-00010-0806	GSW LLC	35 CYPRESSWOOD 5 DR	PALM COAST	FL	32137
04-11-31-3605-05075-0000	GUARAGNO JOHN J & CATHERINE S H&W	72 WOODLANDS DRIVE	YORKTOWN HEIGHTS	NY	10598
04-11-31-3509-00000-0060	GUASTA SCOTT A & SHARON A H&W	7 GLENTREE LANE	LEBANON	NJ	08833
04-11-31-3512-00010-00S0	GUEREN EDWARD & NORA H&W	2013 PALMETTO DUNES COURT	JOHNS CREEK	GA	33097
04-11-31-3505-00000-0460	GUEREN EDWARD P & NORA T H&W	76 HAMMOCK BEACH CIRCLE NORTH	PALM COAST	FL	32137
04-11-31-3513-00000-0544	GUILLET INVESTMENT HOLDINGS LLC	4130 NW 37TH PLACE STE C	GAINESVILLE	FL	32606
04-11-31-3511-00000-0170	GULLAS JOSEUTO F & EVA C H&W	8 FLAGSHIP COURT	PALM COAST	FL	32137
04-11-31-3605-00060-0832	GULLETT NIKKI & JOHN H II H&W	1940 DEKALB AVENUE	SYCAMORE	IL	60178
04-11-31-3605-00010-0706	GUMP BRADY G & MARK A MILLS	PO BOX 4630	MOORESVILLE	NC	28117-4360
04-11-31-3606-00020-452B	GUMP BRADY G & MARK A MILLS JTWROS &	136 MARKET PL AVE	MOORESVILLE	NC	28117-4630
04-11-31-3605-04035-0000	GUPTA RAJESH & SONIA GUPTA	1986 STEWART AVE	NEW HYDE PARK	NY	11040
04-11-31-3605-0703N-0000	GUZZO RONALD & WILLIS P SUSI	1189 KILHAM CT	COLUMBUS	OH	43235
04-11-31-3505-00000-0310	GUZZO RONALD A & MARK A LATORRE & SCOTT A MILLER &	P O BOX 783	NEW ALBANY	OH	43054
04-11-31-3605-00010-0914	HABASHI MAHER ET AL	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
04-11-31-3606-00050-481G	HABASHI MAHER F & NAGIBA A H&W	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078-8953
40-10-31-4100-00000-0240	HAEMMERLEIN JOHN & PATRICIA D H&W	PO BOX 2232	FLAGLER BEACH	FL	32136
04-11-31-3605-00010-0517	HAGEN GRANT A & ELIZABETH C	1573 ASHEFORDE DRIVE	MARIETTA	GA	30066
04-11-31-3509-00000-0510	HAGER LINDA V & DOUGLAS E HAGER TRUSTEES	3 ATLANTIC PLACE	PALM COAST	FL	32137
04-11-31-3606-00010-671A	HAGGARD CALVIN D	3975 OLD HWY 25	HARTSVILLE	TN	37074
04-11-31-3603-00000-0260	HALE TIMOTHY A & SARA J H&W	38 NORTSHORE DRIVE	PALM COAST	FL	32137
04-11-31-3513-00000-0161	HAMMANG THOMAS EDWARD JR	PO BOX 350429	PALM COAST	FL	32135
04-11-31-3605-00010-0414	HAMMOCK BEACH 414 LLC	88 WEST SUMMIT AVENUE	LAKEWOOD	NY	14750
04-11-31-3605-00010-0913	HAMMOCK BEACH 913 LLC	88 WEST SUMMIT AVE	LAKEWOOD	NY	14750
04-11-31-3605-00010-0000	HAMMOCK BEACH CLUB CONDO PH. I	ADDED FOR 2004 TAXROLL			
04-11-31-3605-01000-CM01	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM02	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM03	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM04	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM05	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM06	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM07	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM08	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM09	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM10	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM11	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM12	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM13	HAMMOCK BEACH II LLC	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896

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04-11-31-3605-01000-CM14	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM15	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM16	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM17	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM18	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM19	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM20	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM21	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM22	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM23	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM24	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM25	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM26	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM27	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM28	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM29	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM30	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM31	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM32	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM33	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM34	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM35	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM36	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM37	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM38	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM39	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM40	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM41	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM42	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM43	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM44	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM45	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM46	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM49	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM50	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM51	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM52	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM53	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM54	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM55	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM56	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-01000-CM57	HAMMOCK BEACH II LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00000-0000	HAMMOCK BEACH III LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3606-00010-0000	HAMMOCK BEACH III LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3606-00020-0000	HAMMOCK BEACH III LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3606-00030-0000	HAMMOCK BEACH III LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3606-00040-0000	HAMMOCK BEACH III LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3606-00050-0000	HAMMOCK BEACH III LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3604-00000-0160	HAMMOCK BEACH INVESTMENT GROUP LLC		2525 PONCE DE LEON BLVD SUITE 250	CORAL GABLES	FL	33134
40-10-31-3280-00000-00A0	HAMMOCK COMMERCIAL PARK OWNERS ASSOCIATION	C/O TCV CONSULTING, INC.	11766 MANDARIN ROAD	JACKSONVILLE	FL	32223
04-11-31-3605-00140-1413	HAMMOCK HILL PROPERTIES LLC		PO BOX 704	HUNTINGTON	NY	11743
04-11-31-3605-0702N-0000	HAMMOCK LLC		1189 KILHAM CT	COLUMBUS	OH	43235-2198
04-11-31-3604-00000-0550	HAMMOCK PARKWAY PROPERTIES LLC		151 SAWGRASS CORNERS DR #200	PONTE VEDRA BEACH	FL	32082
04-11-31-3502-00000-0490	HAMMOCK PARKWAY PROPERTIES LLC		151 SAWGRASS CORNERS DRIVE #200	PONTE VEDRA BEACH	FL	32082
04-11-31-3510-00000-0010	HAMMOCK PARKWAY PROPERTIES LLC		151 SAWGRASS CORNERS DR #200	PONTE VEDRA BEACH	FL	32082
04-11-31-3512-00010-0110	HAMMOCK PARKWAY PROPERTIES LLC		151 SAW GRASS CORNERS DR #200	PONTE VEDRA BEACH	FL	32082
04-11-31-3512-00010-0240	HAMMOCK PARKWAY PROPERTIES LLC		151 SAWGRASS CORNERS DR #200	PONTE VEDRA BEACH	FL	32082
04-11-31-3512-00010-0300	HAMMOCK PARKWAY PROPERTIES LLC		151 SAWGRASS CORNERS DR #200	PONTE VEDRA BEACH	FL	32082

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.


 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3606-00020-751C	HAMMOCK PROPERTIES LLC		38 NORTHSHORE DR	PALM COAST	FL	32137	
40-10-31-0000-01220-0000	HAMMOCK SHORES DEVELOPMENT LLC	C/O LEWERS & ASSOC	8 CARLOS COURT	PALM COAST	FL	32137	
04-11-31-3504-00000-0010	HANCOCK BANK	C/O REAL ESTATE TAX GROUP LLC	5500 PRYATANIA ST PMB 521	NEW ORLEANS	LA	70115	
04-11-31-3605-0308N-0000	HANDZA THOMAS & CECELIA M H&W		25 WILLIAM FEATHER DRIVE	VOORHEES	NJ	08043	
04-11-31-3509-00000-0010	HANNAHS KENNETH R JR & REBECCA E H&W		23409 BROKEN LANCE LANE	LIBERTY LAKE	WA	99019	
04-11-31-3513-00000-0465	HANNIGAN ANDREW J & LINDA A TRUSTEES		617 PENN PL	WINTER PARK	FL	32789-2408	
04-11-31-3605-00130-1392	HANSON MARK E TRUSTEE		24530 PARK RIVER LANE	SHOREWOOD	IL	60404	
04-11-31-3605-00010-0208	HANSON WALLACE LEE JR		340 HURST BOURNE LANE	DULUTH	GA	30097	
04-11-31-3504-00000-0110	HARBOUR FREDERICK C & JONEE A CHRISTENSON H&W TRUSTEES		138 PALM COAST PKWY NE #1B0	PALM COAST	FL	32137	
04-11-31-3504-00000-0100	HARBOUR FREDRICK C & JONEE A CHRISTENSON H&W		138 PALM COAST PKWY NE #1B0	PALM COAST	FL	32137-8241	
04-11-31-3503-00000-0040	HARLAN SHARON L & THOMAS E W&H LIFE ESTATE		9 OAKVIEW CIR E	PALM COAST	FL	32137	
04-11-31-3604-00000-0460	HARMON GARY & JACK WILLIAMSON	& MIKE SPRINGER & TODD TRAFELET	3609 CAPTAINS WAY	KNOXVILLE	TN	37922-9412	
04-11-31-3505-00000-0280	HARPER DR ELLEN & DR FREDERICO GROSSO TRUSTEES		11 ANASTASIA COURT	PALM COAST	FL	32137	
04-11-31-3605-00010-0513	HARRIS JAMES T III & MARY C HARRIS H&W		10 CHURCH ROAD	WALLINGFORD	PA	19086	
04-11-31-3605-00010-0413	HARRIS SHERRY		200 OCEAN CREST UNIT 413	PALM COAST	FL	32137	
04-11-31-3513-00000-0523	HARRISON STEVEN M & SUZANNE M HARRISON H&W		2860 ALOMA LAKE RUN	OVIDO	FL	32765	
04-11-31-3513-00000-0225	HARTMAN RICHARD & JUDY PATTERSON JTWR0S		2621 UMBRELLA TREE DR	EDGEWATER	FL	32141	
04-11-31-3503-00000-0090	HARTY ROBERT & MONA LEE BROWN HARTY H&W		1432 LANIER PLACE	ATLANTA	GA	30306	
04-11-31-3505-00000-0760	HARVEY ALLEN MANAGEMENT LLC		1202 PROSPERITY HILLS	GEORGETOWN	TX	78628-4656	
04-11-31-3606-00020-851C	HARVIN WILLIAM S		6 LEIGHTON COURT	ATLANTA	GA	30327	
04-11-31-3604-00000-0610	HASLAM GLENN & MARLENE M H&W &	ROBERT BUCZKOWSKI & LAURA M H&W	2205 WARWICK WAY #100	MARRIOTTSTVILLE	MD	21104-1631	
04-11-31-3513-00000-1124	HASZARD TIMOTHY & HUGH PETERS		307 MARSH POINT CIRCLE	ST AUGUSTINE	FL	32080-5864	
04-11-31-3509-00000-0180	HATZIS LOUIS & CORINA H&W		647 OTTAWA	TROY	MI	48085	
04-11-31-3605-00090-0912	HAYES WILLIAM & ERICA H&W		1255 MASSASSAUGA ROAD	BELLEVILLE ONTARIO		KBN 427	
04-11-31-3605-0204N-0000	HAYS JAMES & JONTIE H&W & JENNIFER L ROWE JTWR0S		2591 HYDRANGEA STREET	ST AUGUSTINE	FL	32080	
04-11-31-3605-0704N-0000	HAYS JAMES F & JONTIE R H&W		2591 HYDRANGEA STREET	ST AUGUSTINE	FL	32080	
04-11-31-3605-03035-0000	HEFFERNAN LEE		4574 DAIRY WAY	NORCROSS	GA	30092-1325	
04-11-31-3605-0705N-0000	HEFFERNAN LEE P & GREGORY BLOCH		4574 DAIRY WAY	NORCROSS	GA	30092	
04-11-31-3605-02015-0000	HEIMANN EDWARD		7505 CAYULA DRIVE	CINCINNATI	OH	45243	
04-11-31-3602-00000-0580	HEIMANN EDWARD & BARBARA H&W		7505 CAYUGA DRIVE	CINCINNATI	OH	45243	
04-11-31-3605-00010-0614	HEINE SPENCER H & MARGARET		917 MIDDLETON LANE	INVERNESS	IL	60010	
04-11-31-3605-00010-0812	HEINEMAN NICHOLAS A		200 OCEAN CREST DR #812	PALM COAST	FL	32137	
04-11-31-3605-00010-0710	HEINEMAN NICHOLAS A & BARBARA L		200 OCEAN CREST DR #812	PALM COAST	FL	32137	
04-11-31-3605-00110-1115	HENIN ROBERT J		35 OCEAN CREST WAY UNIT 1115	PALM COAST	FL	32137	
40-10-31-4100-00000-0220	HENSLEY TIMOTHY J & ROBERTA G		13 RYM5HAW DRIVE	PALM COAST	FL	32164	
04-11-31-3605-00010-0218	HERB CHARLES K & TERRI		1140 PEBBLE BEACH COURT	APOPKA	FL	32712	
04-11-31-3510-00000-0070	HERBERT MARK T & JEANNIE O H&W		24 CYPRESS WOOD DRIVE S	PALM COAST	FL	32137	
04-11-31-3513-00000-0251	HERRMAN JAMES R & KATHLEEN H&W		119 RONAN ROAD	HIGHWOOD	IL	60040	
04-11-31-4900-00000-0070	HERSH MICHAEL & JUUE A H&W & HAL J HIBBERD & FLORA J	HIBBARD TRUSTEES	103B HUNTCLIFF	SANDY SPRINGS	GA	30350	
04-11-31-3509-00000-0140	HERSHOCK ROBERT J & PATRICIA G H&W		13 DRIFTWOOD LANE	PALM COAST	FL	32137	
04-11-31-3513-00000-1161	HERSHOCK ROBERT J & PATRICIA G H&W		13 DRIFTWOOD LANE	PALM COAST	FL	32137	
04-11-31-3505-00000-0520	HEWSON M MICHAEL & CATHERINE W H&W		5 HAMMOCK BEACH COURT	PALM COAST	FL	32137	
04-11-31-3509-00000-0160	HICKEY TIMOTHY R & PATRICIA A LINDSAY-HICKEY H&W		9 DRIFTWOOD LANE	PALM COAST	FL	32137	
04-11-31-3513-00000-0324	HILL JEFFREY A		5921 LAVINIA ROAD NE	BEMIDJI	MD	56601	
04-11-31-3606-00020-551C	HILTON HERBERT & LIN H&W		200 OCEAN CREST DR UNIT 551	PALM COAST	FL	32137	
04-11-31-3511-00000-0310	HILTON JAMES B & ROBERTA F H&W		10 FLAGSHIP DR	PALM COAST	FL	32137	
04-11-31-3501-00000-0110	HINDLE B A & J J H/W	EVENTCO LTD	RYEDALE LODGE STATION ROAD	NUNNINGTON	N.YORKSHIRE YO62 5XB		UK
04-11-31-3605-0501N-0000	HODES LANCE N & JEANNA F HODES TRUSTEES		19 AVENUE DE LA MER #506	PALM COAST	FL	32137	
04-11-31-3510-00000-0220	HODGES WARREN J KATHY S H&W		9 CYPRESSWOOD DR N	PALM COAST	FL	32137	
04-11-31-4900-00000-0300	HOFFMAN FAMILY LIMITED UABILITY PARTNERSHIP		1225 E WARNER RD, STE 17	TEMPE	AZ	85284	
04-11-31-3505-00000-0720	HOFMANN MARK C & MITZI H&W		4276 GREEN GLADE COURT	ALLISON PARK	PA	15101	
04-11-31-3505-00000-0510	HOLDEN CHAUNCEY & LAURAINA H&W		41 MARSTON DRIVE	BEDFORD	NH	03110	
04-11-31-3605-00010-0411	HOLLAND EUGENE P & JAYNE WESTENDORP HOLLAND		401 N WABASH AVE UNIT 64E	CHICAGO	IL	60611	
04-11-31-3505-00000-0390	HOLLEY HOWARD M & BARBARA C HOLLEY TRUSTEES		22 HAMMOCK BEACH PKWY	PALM COAST	FL	32137	
04-11-31-3502-00000-0060	HONG JOON H & KYUNG J HONG H/W		336 NATIONAL COURT	NORTH HILLS	NY	11576	
04-11-31-3605-00120-1214	HOOD DAVID & PATRICIA HOOD TRUSTEES		9 ANASTASIA COURT	PALM COAST	FL	32137	
04-11-31-3605-0001D-0912	HOOVER ELEANOR L		612 BELLE MEADE BLVD	NASHVILLE	TN	37205	
04-11-31-3604-00000-0370	HOPSON DEIRDRE RUHL TRUSTEE		1532 WINGATE DRIVE	DELAWARE	OH	43015	

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Gina Lemon, Dev. Rev. Plnr III


04-11-31-3604-0000-0500	HORN MARY & STEVEN E H&W	75 MITCHELL RD	SOMERS	NY	10589
04-11-31-3505-0000-0810	HORN MARY W	75 MITCHELL ROAD	SOMERS	NY	10589
04-11-31-3513-0000-0362	HOSEA DAVID T & VALERIE C H&W	200 CINNAMON BEACH WAY #139	PALM COAST	FL	32137
04-11-31-3601-0000-0110	HOSTETTER H BLAKE & SANDRA G H&W	2325 CHANTILLY AVE	WINTER PARK	FL	32789
04-11-31-3501-0000-0240	HOWARD THOMAS C & PAULA C HOWARD H&W TRUSTEES	35 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3503-0000-0230	HOYT BOYD & BOBBI H&W	1722 CHESTNUT GROVE LN	KINGWOOD	TX	77345
04-11-31-3605-00110-1121	HUDSON RICHARD W & JANICE M	101 HILLBORN DR	NEWTOWN	PA	18940-4531
04-11-31-3512-00010-0430	HUGHES JOHN & CYNTHIA HUGHES	12 CINNAMON BEACH WAY	PALM COAST	FL	32137
04-11-31-3606-00010-371A	HUGHES JOHN M & GAIL L HUGHES TRUSTEES	45 BLUEBIRD LANE	HEBRON	CT	06248
04-11-31-3503-0000-0030	HUGHES JOSEPH LOUIS III & KATHRYN M H&W	12 HAMMOCK BEACH PKWY	PALM COAST	FL	32137
04-11-31-3605-040BN-0000	HUGUS PHILIP L & MARCIA A H&W TRUSTEES	12797 N 114TH WAY	SCOTTSDALE	AZ	85259
04-11-31-3605-00070-0712	HUNT MARK D	75 OCEAN CREST DRIVE #712	PALM COAST	FL	32137
04-11-31-3505-00000-0790	HURTADO JOHN PAUL & CAROLINA HURTAO H&W	4971 SW 161ST AVENUE	MIRAMAR	FL	33027
04-11-31-3604-00000-0740	IGNACIO SUSAN S & DON J ALFONSO & ALLAN M & JOSELITO F	3183 SHORELINE DRIVE	CLEARWATER	FL	33760
04-11-31-3605-00100-1011	INGALLS JERRY W & SALLY JO	3934 HIDDEN ACRES CIRCLE	N FORT MYERS	FL	33903
04-11-31-3503-00000-0290	JACK DAVID & JUDY C TRUSTEES	14 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3605-00010-0918	JACOBS BRYAN	3126 MAGNOLIA ROAD	ORANGE PARK	FL	32065
04-11-31-3605-00010-0307	JADERBORG KATHRYN & RHONDA MILLER	7305 GODDARD DRIVE	SHAWNEE MISSION	KS	66203
04-11-31-3605-00110-1113	JAHN WAYNE K	35 OCEAN CREST WAY #1113	PALM COAST	FL	32137
04-11-31-3605-00120-1241	JANCOSEK MICHAEL A & KIMBERLY A H&W	10245 CHERRYWOOD LANE	MUNSTER	IN	46321
04-11-31-3606-00010-471A	JANIAK A RICHARD & ANNE JANIAK H & W	172 WOODBROOK ROAD	WHITE PLAINS	NY	10605
04-11-31-3605-00010-1014	JANIAK A RICHARD & ANNE M	172 WOODBROOK RD	WHITE PLAINS	NY	10605
04-11-31-3605-00070-0721	JARVO JAMES A & SURINDER GILL TIC	369 MOHAVE TERRACE	LAKE MARY	FL	32746
04-11-31-3606-00010-271A	JAVOID MOHAMMAD I & SHAMSHAD JAVOID H&W	818 RICHARDSON DRIVE	REIDSVILLE	NC	27320
04-11-31-3605-00140-1442	JAWAD EDDIE	75 REGAL PLACE	GROSS POINTE	MI	48236-1460
04-11-31-3513-00000-1165	JAY LINK LLC	3527 SW 92ND STREET	GAINESVILLE	FL	32608
40-10-31-6150-00000-0210	JEPSON WILLIAM J	34 WILDWOOD DRIVE	PALM COAST	FL	32137
04-11-31-3605-0203N-0000	JHE LLC & MARK A SALZBURG & GAIL H&W	71 SHADOW CREEK WAY	ORMOND BEACH	FL	32174
04-11-31-3510-00000-0230	JCR LLC & JOSEPH REYNOLDS JR	205 71ST STREET	VIRGINIA BEACH	VA	23451
04-11-31-3605-00010-0407	JO HUN-YONG & JI YEON OH	9509 BLUEMONT CT	RALEIGH	NC	27617
04-11-31-3511-00000-0180	JOHNSON JEFFERY T & GAYLE L H&W	6 FLAGSHIP COURT	PALM COAST	FL	32137
04-11-31-3502-00000-0480	JOHNSON MARIANNE TRUSTEE	2005 COMPTON WAY	ALPHARETTA	GA	30022
04-11-31-3605-00010-0714	JOHNSON STEVEN G & STEPHANIE A TRUSTEES	11510 HIDDEN HILLS ROAD	CARMEL VALLEY	CA	93924
04-11-31-3605-0301N-0000	JOHNSON-RENK MARIANNE H	2005 COMPTON WAY	ALPHARETTA	GA	30022
04-11-31-4900-00000-0060	JOSEPH FAMILY INVESTMENTS INC	750 VIA LOMBARDY	WINTER PARK	FL	32789
04-11-31-3606-00030-541D	JOSHUA BASKARAN & GRACY JOSHUA H&W	225 TURNBERRY COURT N	ATLANTIS	FL	33462
04-11-31-3605-0704S-0000	JOSHUA BASKARAN & GRACY H&W	225 TURNBERRY COURT N	ATLANTIS	FL	33467
04-11-31-3605-0902S-0000	JOSHUA BASKARAN & GRACY H&W	225 TURNBERRY COURT N	ATLANTIS	FL	33462
04-11-31-3605-1004S-0000	JOSHUA BASKARAN & GRACY H&W	225 TURNBERRY COURT N	ATLANTIS	FL	33462
04-11-31-3605-00010-0813	JOSHUA FAMILY LLLP	225 TURNBERRY COURT N	LAKE WORTH	FL	33462
04-11-31-3606-00020-451C	JP MORTON FAMILY LP	1511 AVON ROAD	MURFEEBORO	TN	32179
04-11-31-3606-00020-853A	JPP PROPERTIES FOUR LLC	44150 SMARTRONIX WAY	HOLLYWOOD	MD	20636
04-11-31-3605-00010-0311	JTF INVESTMENTS LLC	5307 WAYNE ROAD	GREENSBORO	NC	27407
04-11-31-3601-00000-0220	JULIAMINA PROPERTIES LLC	1937 HICKORY TRACE DR	FLEMING ISLAND	FL	32003
04-11-31-3605-00050-0512	JULIAN ALFREDO & MARIA F H&W	15875 SW 17TH STREET	DAVIE	FL	33326
04-11-31-3606-00040-262F	JUNGMAN SCOTT H & SHANNON T JUNGMAN H&W	B140 DURHAM LANE	JOHNSTON	IA	50131
04-11-31-3606-00050-483J	KS LLC	13017 W HARVEST COURT	WICHITA	KS	67235
04-11-31-3602-00000-0090	KAISER CHARLES R & DIANA C H&W	50 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-0603N-0000	KANARI CLAIRE TRUSTEE	5840 N LOUISE AVENUE	CHICAGO	IL	60646
04-11-31-3605-00010-0118	KANSLER MICHAEL & VICKIE GAIL	12345 RICHMOND RUN DR	RALEIGH	NC	27614
04-11-31-3606-00050-383J	KANSLER MICHAEL R & VICKIE GAIL H&W	12345 RICHMOND RUN DRIVE	RALEIGH	NC	27614
04-11-31-3605-00010-0608	KASSNER JULIAN & JENNIFER H&W	210 ARCHERS POINT	LONGWOOD	FL	32779
04-11-31-3604-00000-0640	KATRA JAMES	17026 S 178TH AVE	GOODYEAR	AZ	85338
04-11-31-3605-00120-1213	KATZ LAWRENCE B & TERESA G H&W	2555 NW 41ST ST	BOCA RATON	FL	33434-2568
04-11-31-3604-00000-0240	KATZ MARILYN J	366 OCEAN CREST DRIVE	PALM COAST	FL	32137
04-11-31-3512-00010-0160	KEANE VINCE	12 PINE PLACE	ANNANDALE	NJ	08880
04-11-31-3505-00000-1100	KEANE VINCENT J & EQUITY TRUST	12 PINE PLACE	ANNANDALE	NJ	08801
04-11-31-3606-00020-852B	KEATING JOHN & CRISTY H&W	8214 WEST MEADOW PARK	WICHITA	KS	67205
	GULLAS & MELCHOR G BARROS				

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 Gina Lemon, Dev. Rev. Plnr III

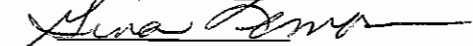
04-11-31-3605-00100-1031	KEITH DOUGLAS S	45 OCEAN CREST WAY APT 1031	PALM COAST	FL	32137	
04-11-31-3602-00000-0160	KELLEY PAUL W & KATHLEEN KENNEDY KELLEY H&W	64 OCEAN OAKS LANE	PALM COAST	FL	32137	
04-11-31-3605-00010-0808	KELLY PAUL J & LORRAINE A	47 BEACH HILL DRIVE	TRUMBULL	CT	06611	
04-11-31-3510-00000-0120	KELLY RONALD J & ELIZABETH B KELLY H&W	4 OCEAN RIDGE BLVD N	PALM COAST	FL	32137	
04-11-31-3509-00000-0440	KEMP KENNETH & URSULA WHITE KEMP H&W	17 ATLANTIC PLACE	PALM COAST	FL	32137	
04-11-31-3513-00000-0524	KENNERDELL JOHN S & PATRICIA H&W	600 CINNAMON BEACH WAY UNIT 524	PALM COAST	FL	32137	
04-11-31-3606-00050-282H	KENNY GARRETT	11845 WATERSTONE LOOP DRIVE	WINDERMERE	FL	34786	
04-11-31-3512-00010-0250	KERNUS ARNOLD MARC & DIANA	LYNN KERNUS TRUSTEES	GREAT FALLS	VA	22066	
04-11-31-3605-00010-0508	KESSLER MICHAEL A & BONNIE J	KESSLER H&W	LIVINGSTON	NJ	07039	
04-11-31-3606-00050-482H	KILLEN CAROLYN & EDMOND REED	JTWROS	NASHVILLE	TN	37205	
04-11-31-3510-00000-0270	KING EDWARD P	TRUSTEE	FLAGLER BEACH	FL	32136	
04-11-31-3605-00010-0819	KIRCHOFF CHRISTOPHER RONALD	TRUSTEE	WILMINGTON	NC	28411	
04-11-31-3605-07085-0000	KIRCHOFF CHRISTOPHER RONALD TRUSTEE	TRUSTEE	WILMINGTON	NC	28411	
04-11-31-3505-00000-0690	KISSIN SHMUEL &	TEMA KISSIN H&W	DELRAY BEACH	FL	33446	
04-11-31-3602-00000-0080	KISSIN SHMUEL &	TEMA H&W	DELRAY BEACH	FL	33446	
04-11-31-3603-00000-0130	KIVI JOHN T AND	JANET KIVI H/W	PALM COAST	FL	32137	
04-11-31-3513-00000-0331	KLEIN KIRK E & MICHELLE M JOHNSON H&W	ROBERT S & ERICA BLOOMBERT-JOHNSON H/W	GAINESVILLE	FL	32608-7930	
04-11-31-3501-00000-0390	KUNGLER MARK C & RACHELLE B KUNGLER H/W		MEDFORD	MA	02155	
04-11-31-3513-00000-0342	KOBIENSKY JOHN E & CHRISTINE M H&W		PALM COAST	FL	32137	
04-11-31-3513-00000-0255	KOBRIN TODD F & MARY ELIZABETH KOBRIN		ORLANDO	FL	32804	
04-11-31-3503-00000-0130	KOHN BRUCE I & LESUE S H&W		MAYFIELD HEIGHTS	OH	44124	
04-11-31-3513-00000-0562	KOLACZ RICHARD		SPRINGVILLE	NY	14141	
04-11-31-3605-00010-0416	KOLBE SHANNAN & DEVON LEWIS		PALM COAST	FL	32137	
04-11-31-3513-00000-0142	KOLKA LINDA		ST CHARLES	IL	60174	
04-11-31-3605-00120-1225	KOLKA LINDA		ST CHARLES	IL	60175-6334	
04-11-31-3606-00040-562F	KOLKA LINDA MARIE		SAINT CHARLES	IL	60175	
04-11-31-3513-00000-1144	KOTERBA ANNE M & JEFFREY GOLDBERG W&H & LYNNE B LAYTON		NEWBERRY	FL	32669	
04-11-31-3510-00000-0300	KOTLARSKY MARK		LAUREL	MD	20707	
04-11-31-3513-00000-0151	KOVACHIK ANDREW S & BEVERLY R KOVACHIK H&W		MONROE	CT	08468	
04-11-31-3605-00130-1334	KRAUS JUDITH D TRUSTEE		TRAVERSE CITY	MI	49685	
04-11-31-3605-00130-1334	KRAUT BRUCE & LISA H&W		Ocala	FL	34471	
04-11-31-3604-00000-0750	KRAUT BRUCE & LISA H&W		Ocala	FL	34471	
04-11-31-3604-00000-0490	KRAVANTKA KEVIN		PALM COAST	FL	32137	
04-11-31-3509-00000-0470	KREBS RICHARD & ANNE H&W		GIBSONIA	PA	15044	
04-11-31-3512-00010-0280	KRING SARAH & TIMOTHY S ECKENRODE & THOMAS E SPIVEY		SMYRNA	GA	30080	
04-11-31-3513-00000-0355	KRODEL GREGORY D & JENNIFER S KRODEL H&W		RUSHVILLE	IN	46173	
04-11-31-3513-00000-0561	KURIAN GEORGE & MARY H&W		LUTHERVILLE	MD	21093	
04-11-31-3501-00000-0070	LA COSTA PARTNERS LLC		PALM COAST	FL	32137	
04-11-31-3502-00000-0180	LA COSTA PARTNERS LLC		PALM COAST	FL	32137	
04-11-31-3502-00000-0510	LA COSTA PARTNERS LLC		PALM COAST	FL	32137	
04-11-31-3606-00050-182H	LABRUZZO VITO & KAREN M H&W		WINSTON SALEM	NC	27106	
04-11-31-3511-00000-0130	LADEN GARY J & SANDRA M H&W		PALM COAST	FL	32137	
04-11-31-3605-0802N-0000	LADY K JGB LLC		PALM COAST	FL	32137	
04-11-31-3605-00140-1444	LAGASSA DAVID & DEBRA H&W		PLANO	TX	75093	
04-11-31-3605-00140-1411	LALVANI NICHOLAS K		FLORHAM PARK	NJ	07932	
04-11-31-3606-00050-281G	LAMMERTSE THOMAS E & MARY SIPSKI H&W		FAR HILLS	NJ	07931-2721	
04-11-31-3606-00020-552B	LAMONT DAVID & TERRI H&W		EVANSVILLE	IN	47728	
04-11-31-3602-00000-0180	LANE CLARENCE T & ROBIN D TRUSTEES		PALM COAST	FL	32137	
04-11-31-3513-00000-0153	LANKFORD DENNIS L & CANDACE J H&W		YORK	PA	17403	
04-11-31-3605-00080-0831	LANKTREE CHARLES T & DONNA B LANKTREE H&W		MORRIS PLAINS	NJ	07950	
04-11-31-3605-00070-0732	LANZETTA PAUL		Hsin Chu	R.O.		CHINA TAIWAN
04-11-31-3602-00000-0100	LAPOINTE STEPHEN & NANCY H&W		CHESHIRE	CT	06410	
04-11-31-3606-00050-5833	LAPOINTE STEVEN & NANCY H&W		CHESHIRE	CT	06410	
04-11-31-3603-00000-0080	LARWOOD CHARLES A JR		PALM COAST	FL	32137	
04-11-31-3605-0403N-0000	LASSITER TIMOTHY D & JERI L LASSITER H&W		PALM COAST	FL	32137	
04-11-31-3604-00000-0340	LATORRE INVESTMENTS INC		ELIZABETH	PA	15237	
04-11-31-3605-0601S-0000	LAUGHREA ROBERT J & CINDY KAY H&W		WEST NEWTON	MA	02465	
04-11-31-3604-00000-0800	LAVELLE MICHAEL & KRISTEN H&W		GREEN BAY	WI	54313-4548	

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3605-05065-0000	LAWLEY KELLIE A & MICHAEL G TRUSTEES		7270 RITA LANE	CINCINNATI	OH	45243-2107
04-11-31-3604-00000-0230	LAWLEY MICHAEL G TRUSTEE		6166 Fulsher Lane	CINCINNATI	OH	45243-2955
04-11-31-3605-00140-1435	LB OCEAN CREST DR LLC		2201 N FLORIDA AVE	TAMPA	FL	33602
04-11-31-3606-00040-261E	LB OCEAN CREST DR LLC		2201 N FLORIDA AVENUE	TAMPA	FL	33602
04-11-31-3505-00000-0540	LEE A G		PO BOX 413	ALMA	GA	31510
04-11-31-3505-00000-0570	LEE A G		PO BOX 413	ALMA	GA	31510
04-11-31-4900-00000-0280	LEE A G JR		PO BOX 413	ALMA	GA	31510
04-11-31-3601-00000-0050	LEE CHRISTOPHER N & SUSAN P LEE H&W		PO BOX 51	ELLSWORTH	ME	04605
04-11-31-3606-00030-442E	LEE EUGENE S & YUAN C LEE H&W		109 EJ FRICK DRIVE	MANHATTAN	KS	66503
04-11-31-3604-00000-0080	LEE JR A G		PO BOX 413	ALMA	GA	31510
04-11-31-3604-00000-0090	LEE JR A G		PO BOX 413	ALMA	GA	31510
04-11-31-3604-00000-0110	LEE JR A G		PO BOX 413	ALMA	GA	31510
04-11-31-3604-00000-0120	LEE JR A G		PO BOX 413	ALMA	GA	31510
04-11-31-3605-00010-0310	LEE RAYMOND K & SYLVIA L H&W		128 BRANDYWINE DRIVE	HUDSON	OH	44236
04-11-31-3505-00000-0700	LEE RAYMOND K & SYLVIA L H&W		128 BRANDYWINE DRIVE	HUDSON	OH	44236
04-11-31-3605-00010-0910	LEER GROUP LLC THE		1704 IRBY LANE	MURFREESBORO	TN	37127
04-11-31-3605-00100-1022	LEFTWICH ANA S & DAVID SCOT LEFTWICH W&H		650 VALLEY STREAM DRIVE	GENEVA	FL	32732
04-11-31-3501-00000-0370	LENKEVICH THOMAS TRUSTEE		200 OCEAN CREST DR APT 555	PALM COAST	FL	32137-6211
04-11-31-3502-00000-0200	LENKEVICH THOMAS TRUSTEE		200 OCEAN CREST DR APT 555	PALM COAST	FL	32137-6211
04-11-31-3606-00010-572B	LENKEVICH THOMAS TRUSTEE		200 OCEAN CREST DR APT 555	PALM COAST	FL	32137-6211
04-11-31-3513-00000-0155	LEON ROBERT A & OEBRA C LEON H/W		5914 RFD	LONG GROVE	IL	60047
04-11-31-3606-00010-172B	LETTERLY JAMES R & JOSEPH RICHARD LOCKER III, JTWR0S	% WESTFIELD BANK FSB	4992 FOOTE ROAD	MEDINA	DH	44256
04-11-31-3513-00000-0164	LEVINE GERALD		87 ARBOR ROAD	LOWELL	MA	01852
04-11-31-3605-09035-0000	LEYA JACK		25597 WEST SCOTT RD	BARRINGTON	IL	60010
04-11-31-3605-00120-1243	LEYA JOAN M		800 AUSTIN, #310 WEST APT 2601	EVANSTON	IL	60202
04-11-31-3605-07035-0000	LEYA JOAN M TRUSTEE		800 AUSTIN, #310 WEST	EVANSTON	IL	60202
04-11-31-3602-00000-0690	LEYVI MICHAEL & LARISA H&W		126 NORFOLK STREET	BROOKLYN	NY	11235
04-11-31-3502-00000-0250	UCARI JEROME & ANGELA H&W		65 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3511-00000-0270	UCATA GREGORY		534 LONG BEACH RD	SAINT JAMES	NY	11780-3930
04-11-31-4900-00000-0040	UCATA GREGORY		534 LONG BEACH RD	SAINT JAMES	NY	11780-3930
04-11-31-3605-0402N-0000	UNABERRY SCOTT		2902 BLOSSOM ST.	COLUMBIA	SC	29205-2506
04-11-31-3605-0707N-0000	LIPTON PROPERTIES LLC		1704 JOHN ANDERSON DRIVE	ORMOND BEACH	FL	32176
04-11-31-3502-00000-0090	LIPTON PROPERTIES LLC		1704 JOHN ANDERSON DRIVE	ORMOND BEACH	FL	32176
04-11-31-3605-00130-1324	LITTLEFIELD RALPH L & NATIVIDAD V LITTLEFIELD H&W		1551 ALA WAI BLVD APT 201	HONOLULU	HI	96815
04-11-31-3511-00000-0260	LOCKHART JOHN M II TRUSTEE		80 SURFVIEW DRIVE #302	PALM COAST	FL	32137
04-11-31-3602-00000-0050	LOMBARDO O ANNE		286 OSPREY CIRCLE	ST MARYS	GA	31558
04-11-31-3605-00130-1323	LOMBARDO FRANK M & DONNA L LOMBARDO H/W		16600 KLAMATH TERRACE	LAKEVILLE	MN	55044
04-11-31-3605-00080-0812	LOPEZ VINCENT JR & PATRICIA H LOPEZ H&W		65 OCEAN CREST WAY UNIT 812	PALM COAST	FL	32137
04-11-31-3505-00000-0650	LOPPATTO GREGORY JOHN		11420 CROSSINGTON ROAD	JOHNS CREEK	GA	30005-8988
04-11-31-3605-00140-1434	LORD WHITMAN & LURUE LORD H/W		PO BOX 1009	STATESBORO	GA	30459
04-11-31-3501-00000-0220	LOWRY JERRY A & DYAN M LOWRY H/W		39 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-2984-00600-0000	LRA HAMMOCK BEACH OCEAN LLC		7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM10	LRA NOHI LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA PDLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM11	LRA NOHI LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA PDLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM12	LRA NOHI LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA PDLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM15	LRA NOHI LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM19	LRA NOHI LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM21	LRA NOHI LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM01	LRA NOHI, LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM02	LRA NOHI, LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM03	LRA NDHI, LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM04	LRA NOHI, LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-00010-CM09	LRA NOHI, LLC	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-0205N-0000	LUCAS MARK E TRUSTEE		4829 KEENELAND CIR	ORLANDO	FL	32819-3140
04-11-31-3502-00000-0390	LUDGATE PETER H & GRETCHEN KELLER LUDGATE		9509 GROVER ROAD	GAITHERSBURG	MD	20877
04-11-31-3510-00000-0110	LUDGATE PETER H & GRETCHEN KELLER LUDGATE H&W		9509 GROVER ROAD	GAITHERSBURG	MD	20877
04-11-31-3601-00000-0210	LUPIEN HELGA C		9 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3501-00000-0250	LUPTOWSKI THOMAS A & MARYBETH F LUPTOWSKI H/W		935 LADBROKE LANE	ALPHARETTA	GA	30022

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3605-00120-1233	LUSTRINO ALPHONSE & LEONARDA H&W	4 SETH CANYON DRIVE	MOUNT KISCO	NY	10549
04-11-31-3604-00000-0880	LUSTRINO ALPHONSE & LEONARDA H&W	4 SETH CANYON DRIVE	MOUNT KISCO	NY	10549
04-11-31-3605-06075-0000	LYNN SUSAN & RICHARD LYNN & LYNN ANDREW	6 OAKWOOD COURT	TOWACO	NJ	07082
04-11-31-3513-00000-0525	LYONS THOMAS & CHERYL H&W	2814 DRUMMOND PT SE	ATLANTA	GA	30339-5332
04-11-31-3513-00000-0353	MACALUSTER WALTER & GERRY H&W	72 BACK BONE HILL ROAD	CLARKSBURG	NJ	08510
04-11-31-3513-00000-0543	MACGUIRE RICHARD A & KAREN D H&W TRUSTEES	86 HIGHVIEW TERRACE	MANCHESTER	NH	03104
04-11-31-3605-00120-1223	MAGEE SHAWN P & JESSIE BECH H&W TRUSTEES	94 TROTTERS LANE	FLAGLER BEACH	FL	32136
04-11-31-3602-00000-0630	MAHIN JEFFREY A & ELIZABETH A H&W	733 EAGLE POINT DRIVE	ST AUGUSTINE	FL	32092
04-11-31-3503-00000-0160	MAHONEY BRIAN T & SALLY A H&W	29 OAKVIEW CIRLCE E	PALM COAST	FL	32137
04-11-31-3601-00000-0030	MAIKISCH STEPHEN & MARY	10 OCEAN OAKS LN	PALM COAST	FL	32137
04-11-31-3505-00000-0220	MAILLER JEFFREY A & SYLVIA A LACEY H&W TRUSTEES	7 LAKESIDE DRIVE	PALM COAST	FL	32137
04-11-31-3513-00000-0551	MAIN JAMES L & SUSAN O MAIN H&W	7968 QUAILWOOD DRIVE	JACKSONVILLE	FL	32256
04-11-31-3513-00000-1153	MAINS MATTHEW K & DEBORAH M H&W	7934 EAST HANOVER WAY	SCOTTSDALE	AZ	85255
04-11-31-3505-00000-1030	MALONEY PATRICK & GLORIANE MALONEY H&W	1295 CONNECTICUT WOODS DR	HUOSON	OH	44236
04-11-31-3604-00000-0300	MANDELBLOOM ALAN M & PAMELA J TRUSTEES	355 OCEAN CREST OR	PALM COAST	FL	32137
04-11-31-3604-00000-0330	MANDELL ALAN & CHARLOTTE H&W	1000 CINNAMON BEACH WAY #945	PALM COAST	FL	32137
04-11-31-3503-00000-0360	MANGANO SALVATORE J & ANGELINA M H&W LIFE ESTATE	28 OAK VIEW CIRCLE E	PALM COAST	FL	32137
04-11-31-3502-00000-0410	MANNNO EUGENE & JOAN C LIFE ESTATE	33 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3501-00000-0950	MANZO JOHN & DENISE F H&W	13 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3605-10025-0000	MARANTO CHARLES A & MARTHA H&W	576 SOMBRERO BEACH RD	MARATHON	FL	33050
04-11-31-3513-00000-0451	MARCHIGIANO MICHAEL V & DEBRA H&W	4358 RICHMOND PARK DRIVE E	JACKSONVILLE	FL	32224
04-11-31-3605-00010-0605	MARCIL ROGER & KAREN	3627 INDIAN RIVER DRIVE E	VERO BEACH	FL	32963
04-11-31-3606-00010-2728	MARDER MICHAEL E & CHRISTINE W MARDER H&W	9802 LAKE LOUSE DRIVE	WINDERMERE	FL	34786
04-11-31-3606-00050-382H	MARINATOS ANTHONY	4514 SWILCAN BRIDGE LANE N	JACKSONVILLE	FL	32224
04-11-31-3502-00000-0320	MARINO PETER & MARIA H&W	38-40 REGATTA PLACE	DOUGLSTON	NY	11363
04-11-31-3502-00000-0050	MARKOWSKI THEODORE & LOIS MARKOWSKI H/W	14 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3503-00000-0020	MARSHALL GREGORY & VALERIE H&W	PO BOX 304	ELUCOTTVILLE	NY	14731
04-11-31-3509-00000-0050	MARSHALL NORMAN & UNDA M H&W	12 ATLANTIC PLACE	PALM COAST	FL	32137
04-11-31-3605-00120-1235	MARTIN OANIEL JOE & KATHLEEN M BROSNER H&W	663 OVERBROOK DRIVE	COLUMBUS	OH	43214
04-11-31-3601-00000-0120	MARTIN DDNALD RODNEY TRUSTEE	3443 ASHTON DRIVE	UNIONTOWN	OH	44685
04-11-31-3605-0601N-0000	MARTIN MITCHELL B & MARSHA SCHAUMBERG MARTIN TRUSTEES	8675 NW 26TH AVE	GAINESVILLE	FL	32606
04-11-31-3512-00010-0450	MARTINEZ DIANA LYNN	500 CIELO AZUL	CORRALES	NM	87048
04-11-31-3509-00000-0060	MASSARELLA GREG J & JAN M H&W	709 STIFEL RIDGE COURT	TOWN & COUNTRY	MO	63017
04-11-31-4900-00000-0110	MASSARO ANDREW & BROOKE E TRIPLETT H&W	PO BOX 7266	OCEAN ISLE BEACH	NC	28469
04-11-31-3605-00110-1141	MASUCCI JOANN	70 UTILE WEST STREET UNIT 11E	NEW YORK	NY	10004
04-11-31-3603-00000-0070	MAURER MICHAEL L & MARY ANN H&W	47 NORTHSHORE DRIVE	PALM COAST	FL	32137
04-11-31-3510-00000-0320	MAVA-ALDERMAN PALM COAST LLC	1902 SHORE DRIVE	ST AUGUSTINE	FL	32086
04-11-31-3512-00010-0260	MAY EDWIN H III	802 PROSPECT STREET	WETHERSFIELD	CT	06109
04-11-31-3513-00000-1145	MAY EDWIN H III & DEBORAH W H&W	802 PROSPECT STREET	WETHERSFIELD	CT	06109
04-11-31-3504-00000-0090	MAYHEW WILUAM M JR & DEBORAH C H&W	106 ISLAND COVE LANE	MOORESVILLE	NC	28117
04-11-31-3510-00000-0090	MAYO JOSEPH M & FRANCES E H&W	303 YACHT HARBOR DRIVE	PALM COAST	FL	32137
04-11-31-3604-00000-0630	MCCORMICK JAMES P & MELINDA H&W	2419 EMERALD TRAIL	MINNETONKA	MN	55305
04-11-31-3513-00000-0332	MCCOSKER KEVIN E & DIANE H&W	249 VIA TUSCANY LOOP	LAKE MARY	FL	32746
04-11-31-3605-00130-1325	MCCOSKEY GENE & NANCY H&W	66B WYNDHAM COURT	ORANGE PARK	FL	32079
04-11-31-3605-00010-0512	MCCOY GERALD A & JACQUELINE	PO BOX 179	MONROE	NY	10950
04-11-31-3605-00010-1010	MCCOY GERALD A & JACQUELINE	306 ARLIN ROAD	MONROE	NY	10950
04-11-31-3604-00000-0060	MCCOY JERRY & JACQUELINE H&W	306 ARUN RD	MONROE	NY	10950
04-11-31-3605-00010-0209	MCDANIEL CHARLES L TRUSTEE	94 OLD OAK DRIVE	PALM COAST	FL	32137
04-11-31-3605-09045-0000	MCDERMOTT BARRY	62 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3603-00000-0280	MCDERMOTT J BARRY	62 OAKVIEW CIRCLE W	PALM COAST	FL	32137
04-11-31-3509-00000-0490	MCDERMOTT ROBERT A & MARGHERITE H&W	7 ATLANTIC PL	PALM COAST	FL	32137
04-11-31-3510-00000-0040	MCDONALD DENNIS K & JANET O H&W	PO BOX 1232	FLAGLER BEACH	FL	32136
04-11-31-3602-00000-0540	MCDONALD EDWARD T JR & TERESA J MCDONLD TRUSTEES	714 NORTH VAIL AVE	ARLINGTON HEIGHTS	IL	60004
04-11-31-3504-00000-0080	MCDONALD MICHAEL W & ALANNA M H&W	218 ACADIA TERR	CELEBRATION	FL	34747
04-11-31-3502-00000-0010	MCDONOUGH KEVIN J & MARYLEE H&W	470 DIVISION STREET	EAST GREENWICH	RI	02818
04-11-31-3502-00000-0450	MCFADDEN THOMAS B & CYNTHIA L H&W	2967 CREEKWOOD ESTATES DR	BLACKLICK	OH	43004
04-11-31-3605-04045-0000	MCGIVNEY THOMAS	165 79TH STREET	BROOKLYN	NY	11209-3509
04-11-31-3605-0405N-0000	MCGONAGILL BRIAN & CATHERINE H&W	1836 BARN OWL WAY	PALM HARBOR	FL	34683

C/O MICHELLE ALDERMAN

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3510-00000-0290	MCGRAW ROBERT & BARBARA H&W	7 CORTE VISTA	PALM COAST	FL	32137
04-11-31-3605-00010-0313	MCKEEVER MATTHEW T & EDWARD E MCKEEVER & JOSEPH D	1210 VIA CAPRI	WINTER PARK	FL	32789
04-11-31-3605-00090-0932	MCKENZIE KENNETH & USELOTTE S LITTLEFIELD JTWR0S	55 OCEAN CREST WAY #932	PALM COAST	FL	32137
04-11-31-3605-00010-0316	MCMAHAN JOHN D	349 SAN JUAN DR	PONTE VEDRA BEACH	FL	32082
04-11-31-3606-00050-581G	MCMAHAN KYLE & ROBIN H&W	845 VISTA BLUFF DRIVE	DULUTH	GA	30097
04-11-31-3605-00110-1134	MCMANUS WILLIAM J & KATHLEEN M	500 REA STREET	N ANDOVER	MA	01845
04-11-31-3604-00000-0760	MCMASTER DAVID S & JANET E H&W	17 NORTHSHORE DR	PALM COAST	FL	32137
40-10-31-4100-00000-0230	MCNITT GERALO I. & PAMELA J H&W	33 SHADY LANE N	PALM COAST	FL	32137
04-11-31-3605-00090-0931	MCQUEEN JANA M TUMPKIN	3574 WABEEK LAKE DRIVE	BLOOMFIELD HILLS	MI	48302
04-11-31-3605-00010-0516	MEAD ROBERT P & JANE L	17 MONTILLA PLACE	PALM COAST	FL	32137
04-11-31-3605-00130-1331	MEALEY JAY & ANNE MEALEY H/W	2922 CARMIA DRIVE	ORLANDO	FL	32806
04-11-31-3512-00010-0080	MEEKS W EDWARD JR & CAROLYN MEEKS H&W	PO BOX 325	LEESBURG	GA	31763
04-11-31-3605-00130-1341	MEISENHEIMER ROBERT	108 LAKE SHORE DRIVE #1738	NORTH PALM BEACH	FL	33408
04-11-31-3505-00000-0410	MEISNER CRAIG & MARIANNE H&W	5 OLD CIDER MILL ROAD	MANALAPAN	NJ	07726
04-11-31-3512-00010-0390	MELILLO ROBERT E	683 PROSPECT STREET	NEW HAVEN	CT	06511
04-11-31-3605-00130-1341	MELISI JAMES W & DEBRA A H&W	1340 VISTA COLORADO	SANTA FE	NM	87506
04-11-31-3513-00000-0254	MERCER BURNS E	128 LAKE SHORE DRIVE	HARDINSBURG	KY	40143
04-11-31-3501-00000-0050	MERCURE RICHARD A & SARAH E H&W	12 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3509-00000-0480	MESSER ALAN & TERESA MESSER H/W	9 ATLANTIC PLACE	PALM COAST	FL	32137
04-11-31-3501-00000-0010	MEYER JOHN D & ANNE S H&W	1175 BYRNWICK COURT	ATLANTA	GA	30319
04-11-31-3503-00000-0190	MID OHIO SECURITIES CUSTODIAN FBO DAVID C LEE IRA	36 LAKE AVENUE	ELYRIA	OH	44035
04-11-31-3511-00000-0010	MILES LIU TRUSTEE	6812 EAST HAVEN COURT	MASON	OH	45040
04-11-31-3502-00000-0040	MILLER RHONDA K	12 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3605-00110-1124	MILLS DAVID L	35 OCEAN CREST WAY #1124	PALM COAST	FL	32137
04-11-31-3602-00000-0590	MILLS SAMUEL J AND ELAINE B MILLS H/W	53 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3505-00000-0070	MILLS WILLIAM & LAUNI H&W	BOX 01333459	SIOUX FALLS	SD	57186
04-11-31-3502-00000-0150	MINGLEDORFF LARRY C & PATRICIA J H&W	34 KING FISHER LANE	PALM COAST	FL	32137
04-11-31-3602-00000-0170	MINNEMAN GAIL T LIVING TRUST	650 COUNTRY CLUB DRIVE	BATTLE CREEK	MI	49015
04-11-31-3605-0401N-0000	MLOTKOWSKI MICHAEL J & JOAN H&W	10636 SUMMERSWEET COURT	FAIRFAX STATION	VA	22039
04-11-31-3501-00000-0360	MIRABILE JEREMY & LISSETTE ANAMARIA H&W	11 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3605-00130-1312	MIRABILE JEREMY S & LISSETTE ANAMARIA JTWR0S	15 OCEAN CREST DR #1312	PALM COAST	FL	32137
04-11-31-3606-00020-651C	MITCHELL ANITA K	5018 LATROBE DR	WINDERMERE	FL	34786-8915
04-11-31-3513-00000-1152	MITCHELL RICHARD S & DEBRA MAXSON MITCHELL H&W	253 ST JOHNS GOLF DRIVE	ST AUGUSTINE	FL	32092
04-11-31-3605-00010-0613	MLC REALTY LLC	109 NUTMEG LANE	NORTH ANDOVER	MA	01845
04-11-31-3505-00000-0130	MOHAMMED FAREED & ANN Y	4812 TORREY PINE DR	MIDLAND	MI	48642
04-11-31-4900-00000-0830	MONROE WILLIAM C & EVIE M H&W	35 PARKWOOD LANE	BASKING RIDGE	NJ	07920
04-11-31-3513-00000-0261	MOORE DAVID M SR TRUSTEE	526 RIVER POND COURT	TALLAHASSEE	FL	32312
04-11-31-3513-00000-1151	MOORE MARK S & KATRENA D H&W	3015 ST JOHNS DRIVE	MURFREESBORO	TN	37129
04-11-31-3605-00010-0406	MORTON WILLIAM ALAN & KELLY H&W	1301 BALTIMORE CIR	WAYCROSS	GA	31501
04-11-31-3601-00000-0230	MOVER KEVIN D & MARIJANA N H&W TRUSTEES	1809 COBBLEFIELD CT	CHAMPAIGN	IL	61822-9223
04-11-31-3604-00000-0360	MUGNO MICHAEL F & CAROLYN M H&W	PO BOX 350933	PALM COAST	MD	32135
04-11-31-4900-00000-0310	MUNDAY WILLIAM F JR & RITA M MUNDAY H&W	436 EAGLES POINT	CHAGRIN FALLS	OH	44023
04-11-31-3513-00000-0121	MUNN GREGG A & TRACY H H&W	200 CINNAMON BEACH WAY #121	PALM COAST	FL	32137
04-11-31-3502-00000-0290	MURAD RICHARD P & ROBIN BEST H&W	5160 NW 100TH AVENUE	CORAL SPRINGS	FL	33076
04-11-31-3605-0303N-0000	MURPHY KEVIN & LISA MURPHY H/W	363 OCEAN FOREST DR	ST AUGUSTINE	FL	32092
04-11-31-3513-00000-0264	MURPHY WILDA & ERIC CRUZ W&H	5416 SW 97TH TERRACE	GAINESVILLE	FL	32608
04-11-31-3605-0705S-0000	N AND B SOUTH INC	262 YACHT HARBOR DR	PALM COAST	FL	32137-6212
04-11-31-3604-00000-0470	NABONG JUAN MIGUEL	2605 WIMBLEYCROSS WAY	ORLANDO	FL	32828
04-11-31-3511-00000-0020	NAGLE LEE F & PAMELA M H&W	15 MONTCLAIR LANE	PINEHURST	NC	28374
04-11-31-3606-00030-542E	NAGORSKY MATT & JULIE H&W	315 GATCOMBE LANE	BRYN MAWR	PA	19010
04-11-31-3513-00000-0452	NAIK SHRIPAD	510 WELLESLEY DRIVE	NORMAL	IL	61671
04-11-31-3605-00010-0607	NAIK SHRIPAD S & VANDANA NAIK H&W	510 WELLESLEY DRIVE	NORMAL	IL	61761
04-11-31-3605-0305S-0000	NALLY THOMAS & JOAN H&W &	37 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3503-00000-0200	NALLY THOMAS L & JOAN M H&W LIFE ESTATE	37 OAK VIEW CIRCLE E	PALM COAST	FL	32137
04-11-31-3602-00000-0120	NARAMORE TOM TRUSTEE & MARY H&W	924 OCEAN PALM WAY	ST AUGUSTINE	FL	32080
04-11-31-3513-00000-0531	NARDE VINCENT A	5135 ONAWA COURT SW	ULBURN	GA	30047-5345
04-11-31-3605-00010-1011	NATION MARK & WENDY H H&W	1442 MT LAUREL DRIVE	WINTER SPRINGS	FL	32708
04-11-31-3502-00000-0080	NEU KENNETH E & DIANE P NEU H/W	20 KINGFISHER LANE	PALM COAST	FL	32137

& MICHAEL NEAL & CHARLOTTE H&W

& ROGERS QUIMBY & LAURIE DEER

LINDA V & DDUGLAS E HAGER TRUSTEES

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.


 Gina Lemon, Dev. Rev. Plnr III

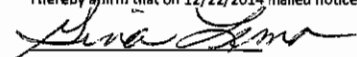
04-11-31-3605-0208N-0000	NEW VENTURE OF JACKSONVILLE, INC		8130 BAYMEADOWS CIRCLE W STE 306	JACKSONVILLE	FL	32256
04-11-31-3509-00000-0150	NEYER JAY STEVEN & MARY JILL NEYER H&W		1383 BELL LANE	MAPLE GLEN	PA	19002
04-11-31-3513-00000-1122	NIELSEN CHRISTIAN ROBERT & JANA NIELSEN H&W		OBORY 98	263 01 DOBRIS		CZECH REPUBLIC
04-11-31-3502-00000-0170	NIKZAD JAMES DAVID		38 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3512-00010-0270	NIKZAD MEHRDAD H		101 OCEAN WAY NORTH	PALM COAST	FL	32137
04-11-31-3512-00010-0200	NOECKER A SCOTT & DIANNA L H&W		45 CINNAMON BEACH WAY	PALM COAST	FL	32137
04-11-31-3510-00000-0210	NOEL GERO G & LUPE A NOEL UFE ESTATE		35 OCEAN CREST WAY #1231	PALM COAST	FL	32137
04-11-31-3605-00120-1231	NOEL GERD G & LUPE A H&W		25 OCEAN CREST WAY UNIT 1231	PALM COAST	FL	32137
04-11-31-3513-00000-0335	NOEL GERO G & LUPE A H&W TRUSTEES		25 OCEAN CREST WAY UNIT 1231	PALM COAST	FL	32137
04-11-31-3605-00110-1111	NOEL GERD G & LUPE A NOEL TRUSTEES		35 OCEAN CREST WAY STE 1111	PALM COAST	FL	32137
04-11-31-3505-00000-0850	NOLEN GARY & COLLEEN BURKE H&W		4112 MARQUETTE	HOUSTON	TX	77005
04-11-31-3501-00000-0180	NORMAN DAVIO & KATHY H&W		12105 PUNKIN HOLLOW RD	BENTONVILLE	AR	72712
04-11-31-3605-000A0-0010	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	OAVENPORT	FL	33896
04-11-31-3605-000B0-0000	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3605-000D0-0000	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3505-00000-00E0	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	OAVENPORT	FL	33896
04-11-31-3505-00000-00F1	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3603-00000-00E0	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	DAVENPORT	FL	33896
04-11-31-3604-00000-00A0	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	OAVENPORT	FL	33896
04-11-31-3604-00000-00B1	NORTHSHORE OCEAN HAMMOCK INVESTMENT LP	ACCOUNTS PAYABLE	7855 B OSCEOLA POLK LINE RD	OAVENPORT	FL	33896
04-11-31-3505-00000-0300	NOVOSEL COLLEEN		1980 TWIN OAK	GIRARD	OH	44420
04-11-31-3605-00010-0615	NOYES DAWN		34229 PARKVIEW AVE	EUSTIS	FL	32736
04-11-31-3513-00000-0234	NUSYNOWITZ RUSSELL & LINDA H&W		621 ESTATES PLACE	LONGWOOD	FL	32779
04-11-31-3605-00010-0612	O'BRIEN JOHN M & HELEN T		507 FOUR SEASONS LANE	MONTVALE	NJ	07645
04-11-31-3605-00010-0312	O'BRIEN KEVIN D		2173 MACDADE BLVD UNIT J	HOLMES	PA	19043
04-11-31-3605-00120-1244	OCEAN CREST PROPERTIES LLC		2601 ACE ROAD	ORLANDO	FL	32804
04-11-31-3505-00000-0050	OCEAN HAMMOCK 23 LLC		151 SAWGRASS CORNERS DR #200	PONTE VEOA BEACH	FL	32082
40-10-31-5137-000B0-0000	OCEAN HAMMOCK INC A FLA CORP		537 NE 1ST STR SUITE 5	GAINESVILLE	FL	32601
04-11-31-3605-000E0-0000	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAYMANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-2984-00000-0818	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3502-00000-00C0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3502-00000-00C3	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3503-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3504-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3505-00000-000A	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3505-00000-00H0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3505-00000-00J0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAYMANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3509-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3509-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3509-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3509-00000-00E0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3510-00000-00C0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3510-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3510-00000-00E0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3511-00000-000A	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3511-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3511-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3511-00000-00C0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3511-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3511-00000-00E0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-000A	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00C0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00E0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00F0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3601-00000-00H0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.


 Gina Lemon, Dev. Rev. Plnr III

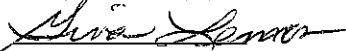
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04-11-31-3603-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3603-00000-00A1	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3603-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3604-00000-000A	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3604-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-4900-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-4900-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-4900-00000-00F0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-2984-00000-00B4	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
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04-11-31-3502-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3502-00000-00C1	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3503-00000-00E0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3503-00000-00G0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3504-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3504-00000-00C0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3504-00000-00D0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3504-00000-00D1	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3512-00010-00A1	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
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04-11-31-3513-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3501-00000-00A0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3501-00000-00B0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3501-00000-00C0	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3501-00000-00C1	OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.	MAY MANAGEMENT SERVICES	5455 A1A SOUTH	ST AUGUSTINE	FL	32080
04-11-31-3503-00000-0050	OCEAN PARADISE BUILDERS LLC		253 CHESHIRE WAY	NAPLES	FL	34110
04-11-31-3505-00000-0270	OCEAN PARADISE BUILDERS LLC		253 CHESHIRE WAY	NAPLES	FL	34110
04-11-31-3606-00000-000A	OCEAN TOWERS @ HAMMOCK DUNES	CONDOMINIUM	DEC REC OR 1561/794	2008 TAX ROLL		
04-11-31-3606-00000-000B	OCEAN TOWERS @ HAMMOCK DUNES	CONDOMINIUM	DEC REC OR 1561/794	2008 TAX ROLL		
04-11-31-3510-00000-0310	OCCUN ROY & SUZANNE CH&W		10 CYPRESS WOOD DR N	PALM COAST	FL	32137
04-11-31-3605-00080-0811	OCONNOR CAROL A		65 OCEAN CREST DR #811	PALM COAST	FL	32137
40-10-31-6150-00000-0400	ODONNELL GERALD FRANCIS	IFE ESTATE	PO BOX 2290	FLAGLER BEACH	FL	32136
04-11-31-3606-00020-752B	ODONNELL MICHAEL & LORRAINE	ODONNELL H&W	600 HARBOR BLVD UNIT 1052	WEEHAWKEN	NJ	07086
04-11-31-3513-00000-0162	OKULSKI CINNAMON BEACH LLC		9410 EDDINGS RD	ODESSA	FL	33556
04-11-31-3605-00010-01D9	OLDEN COLLEEN M, LIFE ESTATE		200 OCEAN CREST DR #109	PALM COAST	FL	32137
04-11-31-3513-00000-1131	OLDFIELD MARK V	3080 WILLIS MILL RD		CUMMINGS	GA	30041
04-11-31-3505-00000-0560	OLIE CHRISTOPHER B	TRUSTEE	492 LOWELL DRIVE	HIGHLAND HEIGHTS	OH	44143
04-11-31-3605-1004N-0000	OMALLEY KEVIN B		44D WOODIE WAY	NEWTOWN SQUARE	PA	19073-2132
04-11-31-3502-00000-0210	OMALLEY TERENCE A & LINDA H&W		46 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3604-00000-0790	OMEARA THOMAS E & SUSAN J H&W LIFE ESTATE		100 S BRENTWOOD BLVD SUITE 500	CLAYTON	MO	63105
04-11-31-3605-01000-0000	ONE BEDROOMS AT HAMMOCK	BEACH CLUB CONDO (ADDED FOR	2005 TAX ROLL) DEC REC OR 1055 PG 1801			
04-11-31-3605-00120-1212	ONEILL KEVIN P & LAURA F H&W	449 PLANTAIN TERRACE		PEACHTREE CITY	GA	30269
04-11-31-3604-00000-0520	ONSKEN WILLIAM & CAROL H&W		2151S FOX FIELD CIRCLE	GERMANTOWN	MD	20876
04-11-31-4900-00000-00B0	OPPENHEIM MICHAEL J &	SANORA J H&W	1303 RICHMOND PLACE	DOWNINGTON	PA	19335
04-11-31-3513-00000-0232	ORION ACQUISITIONS LLC	TRUSTEE	6 BROAD RIVER ROAD	ORMOND BEACH	FL	32174
04-11-31-3605-00010-0408	OTTO CHRISTOPHER J & DONNA M	OTTO TRUSTEES	204 VIERA DRIVE	CEDAR KNOLLS	NJ	07927
04-11-31-3605-00010-0519	OUELLETTE ERIC D		12 WYNGATE DRIVE	AVON	CT	06001
04-11-31-4900-00000-0020	OVERBEY LYNETTE	3 OCEAN RIDGE BLVD N		PALM COAST	FL	32137
04-11-31-3603-00000-0110	OWENS JAMES R AND	KATHLEEN E OWENS H/W	55 NORTSHORE DRIVE	PALM COAST	FL	32137
04-11-31-3605-0506N-0000	P & L PROPERTY GROUP LLC		5 WINSLOW PLACE	PALM COAST	FL	32164
04-11-31-3605-00010-0511	PALAZZOLO MARK & KATHERINE H&W		502 GOLF PARK	CELEBRATION	FL	34747
04-11-31-3604-00000-0530	PALAZZOTTO PETER &	MICHELLE H&W	PO BOX 1079	FLAGLER BEACH	FL	32136
04-11-31-3605-0206N-0000	PALAZZOTTO PETER M & MICHELE L	H&W	PO BOX 1079	FLAGLER BEACH	FL	32136-1079
04-11-31-3606-00020-151C	PANEPINTO ROBERT P JR	TRUSTEE	138 DETMAR DRIVE	WINTERPARK	FL	32789
04-11-31-3509-00000-0040	PARDEE WILLIAM E &	MARIA A PARDEE H/W	54D CIRCLE DRIVE	DENVER	CO	80206
04-11-31-3513-00000-0464	PARKER DOUGLAS W & BETTY	JANE PARKER H&W	48 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3502-00000-0220	PARKER DOUGLAS W & BETTY J	H&W	48 KINGFISHER LANE	PALM COAST	FL	32137

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 Gina Lemon, Dev. Rev. Plnr III


04-11-31-3513-0000-0363	PARKER RUSSELL M & DENNIS	LANKFORD & CANDACE J H&W	712 SENECA RD	GREAT FALLS	VA	22066-1100
04-11-31-3503-0000-0140	PARKS WADE P &	ELIZABETH S H&W	25 OAK VIEW CIR E	PALM COAST	FL	32137
04-11-31-3605-00010-0306	PATE JANET		106 PARK AVENUE	MT HOLLY	NC	28120
04-11-31-3501-0000-0130	PATTERSON DEREK		#18 3650 CITADEL PLACE	VICTORIA BRITISH COLUMBIA		CANADA V9C 0A4
04-11-31-3602-0000-0101	PAWELA BRYAN L & CARY J VALOR-PAWELA H&W TRUSTEES		9175 HIDDEN BAY LANE	WACONIA	MN	55387
04-11-31-3605-010BN-0000	PAZOS FELIPE A & AIDA H&W		429 FIDDLERS POINT DRIVE	ST AUGUSTINE	FL	32080
04-11-31-3513-0000-0534	PC RENTAL PROPERTIES, LLC			MUNDELEIN	IL	60060
04-11-31-3501-0000-0300	PEARSON ROBERT J &	20345 WINDFLOWER COURT	23 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3608-00010-173C	PENNEBAKER JOHN F SR & JUDITH H&W	NANCY F PEARSON H/W	5293 LEGENDS DRIVE	BRASELTON	GA	30517
04-11-31-3502-0000-0120	PENSCO TRUST CO FBO		PO BOX 173859	DENVER	CO	80217
04-11-31-3513-0000-0143	PENSCO TRUST COMPANY	GREGORY FEDERUNE IRA 100%	560 MISSION ST FL 13	SAN FRANCISCO	CA	94105-0938
04-11-31-3512-00010-0140	PEPPY TERRENCE S & RENEE V H&W	CUSTODIAN FBO ANDREW F NICOLETTA	6107 GROSVENOR SHORE DRIVE	WINDERMERE	FL	34786
04-11-31-3502-0000-0300	PERRETTA GARY S &		1014 CHARLET RIDGE DRIVE	FLOYDS KNOBS	IN	47119-9234
04-11-31-3605-02035-0000	PERRINE STEVE & CAROL H&W	SHERRI L H&W	46 COOLWATER COURT	PALM COAST	FL	32137
04-11-31-3505-0000-0840	PERSHES PAUL C & GAIL M	PERSHES H&W	14 HAMMOCK BEACH CIR S	PALM COAST	FL	32137
04-11-31-3505-0000-0110	PESSAGNO LOUIS F		1609 HARRINGTON PARKE DR	JACKSONVILLE	FL	32225
04-11-31-3503-0000-0400	PETER RAYMOND & KATHRYN		37 SABAL BEND	PALM COAST	FL	32137
04-11-31-3502-0000-0270	PETERS RICHARD J & SUSAN R H&W		2945 E ERIE AVE	LORAIN	OH	44051-2425
04-11-31-3501-0000-0290	PETERSON PAULA A & ANTHONY P	MAZZA TRUSTEE	30 CAROLINE PLACE	GREENWICH	CT	06831
04-11-31-3504-0000-0040	PEVZNER BORIS & LARISA	YERSHEVSKAYA H&W	4876 WOODHURST LANE	MINNETONKA	MN	55345
04-11-31-3502-0000-0540	PHILLIPS JERRY & MARY HELEN	1608 10TH FAIRWAY DRIVE		BELLEVILLE	IL	62220
04-11-31-3604-0000-0390	PHILLIPS PAUL E	UFE ESTATE	42 SEA VISTA DRIVE	PALM COAST	FL	32137
04-11-31-3505-0000-0710	PHINEAS ENTERPRISES LP		115 RIVER COURT PKWY	SANDY SPRINGS	GA	30928
04-11-31-3605-00010-0707	PHOTOPULOS LINDA LEE	TRUSTEE	8792 CLUB LAKE	MEMPHIS	TN	38125
04-11-31-3505-0000-0490	PHOTOPULOS LINDA LEE	TRUSTEE	8792 CLUB LAKE	MEMPHIS	TN	38125
04-11-31-3513-0000-0431	PIGNATARO DONALD P &	PATRICIA A H&W	9 BUTTWOOD DRIVE	SHREWSBURY	NJ	07702
40-10-31-6150-0000-0380	PIKE WARNIE WASHINGTON &	IDA LIPPI PIKE	250 HIGH RD	MADISON	AL	35758-1406
04-11-31-3605-00010-0817	PILLA DOMINICK J	TRUSTEE	6171 HIGHGATE DRIVE	JACKSONVILLE	FL	32217
04-11-31-3505-0000-1040	PINCOMB MYRON W & AMANDA J	H&W	24711 HARBOUR VIEW DR	PONTE VEDRA	FL	32082-1508
04-11-31-3605-00070-0711	PINETUCKY OF GA LLC		4113 MONTICELLO STREET	COVINGTON	GA	30014
04-11-31-3605-00140-1422	PINK INC LLC	606 WHARTON DRIVE		LAKE FOREST	IL	60045
04-11-31-3605-00050-0531	PIONZIO JOHN J & PHYLLIS H&W		95 OCEAN CREST WAY APT #531	PALM COAST	FL	32137
04-11-31-3606-00050-183J	PISCITELLI JOSEPH R JR &	LYNDA M H&W	46 SADDLE RIDGE DRIVE	HOPEWELL JUNCTION	NY	12533
04-11-31-3602-0000-0550	PISCITELLI NICHOLAS C &	TONI ANN H&W	3 WREN LANE	NEW CITY	NY	10956
04-11-31-3604-0000-0050	PITSOULAKIS SPIROS & DESPINA S	& ANGELA S PITSOULAKIS JTWROS	PO BOX 23282	ST PETERSBURG	FL	33742-1551
04-11-31-3502-0000-0160	PLOSZEK CHARLES & MARY JANE	H&W	PO BOX 590	N WEBSTER	IN	46555
04-11-31-3513-0000-0354	PNC PROPERTIES LLC		2654 CLUB DRIVE	GAINESVILLE	GA	30506
04-11-31-3511-0000-0150	POKROP HAROLD F		PO BOX 99	FLAGLER BEACH	FL	32136
40-10-31-6150-0000-0540	POLLOCK MARIA ANTONIA		2 PARKVIEW DR	PALM COAST	FL	32164
04-11-31-3502-0000-0070	PDNIATOWSKI STEVEN J &	LAVERNE C H&W	215 10TH AVE 5 UNIT 1007	MINNEAPOLIS	MN	55415
04-11-31-3510-0000-0080	PONTARELLI THOMAS & HILARY J	H&W	1326 EVERGREEN COURT	GLENVIEW	IL	60025
04-11-31-3605-0903N-0000	PORTER ELIZABETH		290 PINE STREET	ATLANTIC BEACH	FL	32233
04-11-31-3606-00030-441D	PORTER STANLEY E & JENNIFER	L P PORTER H&W	8120 KERRY LANE	CHEVY CHASE	MD	20815
04-11-31-3605-0401S-0000	POSNAK ROBERT A & CORI M H&W		5049 LATROBE DR	WINDERMERE	FL	34786
04-11-31-3513-0000-0252	POWERS BRIAN F		18 HELLER PLACE	HAUPPAUGE	NY	11788
04-11-31-3605-00010-071B	PRATT EDWARD S & MARIA T	DELAMERENS PRATT H&W	200 OCEAN CREST DR APT 716	PALM COAST	FL	32137-3277
04-11-31-3505-0000-0090	PRELLWITZ CHARLES E &	JEANETTE H&W	31 HAMMOCK BEACH PKWY	PALM COAST	FL	32137
04-11-31-3605-0608S-0000	PRICE SCOTT & MICHAEL MAYS		5725 REDWOOD DRIVE	ROHNERT PARK	CA	94928
04-11-31-3604-0000-0510	PRICE SCOTT M &	MICHAEL A MAYS	5725 REDWOOD DRIVE	ROHNERT PARK	CA	94928
04-11-31-3511-0000-0050	PRICE SUSAN GAIL	TRUSTEE	11 FLAGSHIP DRIVE	PALM COAST	FL	32137
04-11-31-3502-0000-0400	PROM MARCUS J		830-13 A1A NORTH #101	PONTE VEDRA BEACH	FL	32082
04-11-31-3505-0000-0940	PROM MARCUS J		830-13 A1A NORTH #101	PDNTE VEDRA BEACH	FL	32082
04-11-31-3505-0000-0950	PROM MARCUS J		830-13 A1A NORTH #101	PONTE VEDRA BEACH	FL	32082
04-11-31-3509-0000-0030	PROPIS BARBARA C TRUSTEE		B ATLANTIC PL	PALM COAST	FL	32137
04-11-31-3503-0000-0150	PTD GROUP LLC		3524 SILVERSIDE RD STE 35B	WILMINGTON	DE	19810
04-11-31-3605-0504N-0000	PUGLISI LOUIS J & EILEEN F H&W		272 DOWNS PATH	SOUTH HAMPTON	NY	11968-3013
04-11-31-3605-00010-0405	PURSLEY JOHN CHARLES &	JAN SALVIA H&W	7399 FLOWERY BRANCH RD	CUMMING	GA	30041
04-11-31-3604-0000-0570	QUIJULAN CESAR R & LEA LYN G	PEREDES H&W	508 SHERIDAN BLVD	ORLANDO	FL	32804

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04-11-31-3513-00000-0262	QUINN TOWNSEND W &	R JANE QUINN TRUSTEES	PO BOK 20858	COLUMBUS	OH	43220
04-11-31-3605-00010-1112	R & R PROPERTIES OF TENNESSEE	LLC	575 OAK RIDGE TPKE STE 201	OAK RIDGE	TN	37830-7134
04-11-31-3513-00000-1125	R OCEAN VIEW LLC		1339 REDWOOD VIEW COURT	ST LOUIS	MO	63146
04-11-31-3513-00000-0563	RACE PATRICIA M		2438 WILLOWBROOK RD	PITTSBURG	PA	15241
04-11-31-3605-00010-0319	RAGS AND RICHES LLC		7960 CEDAR PARK DR	CANFIELD	OH	44406
04-11-31-3606-00020-453A	RAGS AND RICHES LLC		7960 CEDAR PARK DRIVE	CANFIELD	OH	44406
04-11-31-3606-00030-142E	RAGS AND RICHES LLC		7960 CEDAR PARK DR	CANFIELD	OH	44406
04-11-31-3513-00000-0541	RAMIREZ JACK S & CAROL H		360 E LOCH LLOYD PKWY	VLG LOCH LOYD	MD	64012
04-11-31-3509-00000-0070	RANDOLPH DAVID		825 CHAMPIONS CLOSE	ALPHARETTA	GA	30004-0951
04-11-31-3513-00000-0345	RAUSEO PAUL W & THREATT CURTIS	AUERR ALLEN A JR & QUINNEY DAVID W	102 SUNSET ROCK ROAD	ANDOVER	MA	01810
04-11-31-3513-00000-1135	RAY VERNON R & MARTA L H&W		259 SABINE DRIVE	PENSACOLA BEACH	FL	32561
04-11-31-3605-00010-0708	REDD ROBERT W & PATRICIA P		320 WINDRIFT COURT	ROSWELL	GA	30076
04-11-31-3511-00000-0100	REODY BEERAVOLU RAMESH &	SUSHMA REDDY H/W	5744 LAKESHORE ROAD	FORT GRATIOT	MI	48059
04-11-31-3605-00120-1242	REGAN JAMIE A	1448B BILLY CREEK COURT		CARMEL	IN	46032
04-11-31-3513-00000-0165	REGER LLC	253 ARBOR ROAD		FRANKLIN LAKES	NJ	07417
04-11-31-3503-00000-0350	REICHERT JOHN G & SALLY G	H&W	26 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3605-0708N-0000	REIO BETTY		15 SUNNY ROSE COURT	WHITBY, ONTARIO	CANADA	L1R 1V8
04-11-31-3505-00000-0550	REILLY JOSEPH		109 OCEAN KEY WAY	JUPITER	FL	33477
04-11-31-3605-00010-0719	REILLY KEVIN F & ALICE L	10603 BARN SWALLOW COURT		FAIRFAX	VA	22032
04-11-31-3605-00110-1125	REINO UNDA L & MICHAEL A		921 ASHBDURNE WAY	SCHWENKSVILLE	PA	19473
04-11-31-3605-00140-1431	REINO MICHAEL & LINDA REINO	H/W	921 ASHBORNE WAY	SCHWENKSVILLE	PA	19473
04-11-31-3605-00010-0117	REYNOLDS JOHN & JOSEPH M MCFADDEN, JTWRDS		1307 KIPP AVENUE	KEMAH	TX	77565
04-11-31-3503-00000-0380	RICHARDS KEITH A		2509 NE 100TH STREET	KANSAS CITY	MO	64155-1992
04-11-31-3513-00000-0135	RILEY H MCGUIRE & MICHELE ANNE H&W		200 UTTLE FALLS ST STE 400	FALLS CHURCH	VA	22046
04-11-31-3605-00010-0814	RISHI SHRIKANT & ALKA RISHI H&W		2207 S CLEAR CREEK RD SUITE 303	KILLEEN	TX	76549
04-11-31-3605-0104N-0000	RITZ DANIEL L		6161 SW 18TH COURT RD	OCALA	FL	34471
04-11-31-3513-00000-0235	RITZ JOEL		1500 GARDEN ST APT 9J	HOBOKEN	NJ	07030-4499
04-11-31-3503-00000-00C0	RMB 13 LLC		1113 PINE ISLAND CT	LAS VEGAS	NV	89134
04-11-31-3605-0901N-0000	RMS LLC		2900 HARTLEY RD	JACKSONVILLE	FL	32257
04-11-31-3505-00000-0210	ROBERGE GARY & TERRESSA H&W		17 HAMMOCK BEACH PKWY	PALM COAST	FL	32137
04-11-31-3505-00000-0020	ROBERGE GARY J & TERRESSA T	ROBERGE H&W	17 HAMMOCK BEACH PKWY	PALM COAST	FL	32137-0304
04-11-31-3604-00000-0170	ROBERTS DAVID G &	SUSANNA C ROBERTS H&W	352 OCEAN CREST DRIVE	PALM COAST	FL	32137
04-11-31-3503-00000-0310	ROBERTS RONALD &	ANN H&W	18 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3605-0501S-0000	ROBERTSON CHARLES & DIANE H&W		1140 SW 19 AVENUE	BOCA RATON	FL	33486
04-11-31-3602-00000-0140	ROBISON RICHARD A & KATHY M	ROBISON H&W	69 SOUTHLAKE DR	PALM COAST	FL	32137
04-11-31-3605-0202N-0000	ROBY RHONDA K		3109 W BIDDEN STREET	FT. WORTH	TX	76109
04-11-31-3503-00000-0300	ROERNES JAN E & RANDI BENUM	ROERNES H&W	19 CAPI LANE	PORT WASHINGTON	NY	11050
04-11-31-3605-00010-1015	ROGAN JAMES P & PATRICIA FLYNN	ROGAN H&W	4323 VIREO AVENUE	BRONX	NY	10470-2303
04-11-31-3605-00050-0521	ROGERS GEORGE M & DENISE M	ROGERS H/W	4965 MAHONING AVENUE NW	WARREN	OH	44483
04-11-31-3605-00010-0618	ROGERS JAMES & THELMA		420 OAKDALE ROAD	CANTON	GA	30114
04-11-31-3604-00000-0B30	ROMAINE CHRISTOPHER & ABIGAIL H&W		12 NORTHSORE DRIVE	PALM COAST	FL	32137
04-11-31-3509-00000-0450	ROMAINE RICHARD & GEANN	ROMAINE	44 MEDFORD DRIVE	PALM COAST	FL	32137
04-11-31-3602-00000-0570	ROMANYSZYN SERGE &	UNDA H&W	57 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-00010-0509	ROSENBAUM JOSHUA & KRISTEN	GREGORY JTWRDS	200 OCEAN CREST DR #509	PALM COAST	FL	32137
04-11-31-3505-00000-0620	ROSENBAUM STANLEY H & JO ANN	P ROSENBAUM H&W	58 HAMMOCK BEACH CIRCLE N	PALM COAST	FL	32137
04-11-31-3505-00000-0980	ROSENBERG DAVID &	ROBIN H&W	75 HAMMOCK BEACH CIRCLE N	PALM COAST	FL	32137
04-11-31-3605-00010-0815	ROSEWATER LYNNE B		200 OCEAN CREST DR APT 815	PALM COAST	FL	32137
04-11-31-3513-00000-0325	RUBEN ANTHONY & PAMELA H&W		504 SPRINGCREEK DRIVE	LONGWOOD	FL	32779-3353
04-11-31-3605-00010-0116	RUDOLF JOSEPH C & ALISON D		2250 PACKARD AVE	HUNTINGDON VALLEY	PA	19006
04-11-31-3502-00000-0280	RUNNELLS MARY W		59 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3509-00000-0190	RUNNELLS MARY WITHERS II	TRUSTEE	59 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3501-00000-0060	RUSKOWSKI THELMA K TRUSTEE	C/O JUNE GLEASON	7520 E SHORE ROAD	TRAVERSE CITY	MI	49686
04-11-31-3509-00000-0500	RU50 HELENE M		1960 CLAIRBORNE COURT	DUNWOODY	GA	30338
04-11-31-3512-00010-0180	RYAN MARTIN J & AUSON A H&W		21392 STURMAN PLACE	ASHBURN	VA	20148
04-11-31-3512-00010-0290	SAKAL ANTHONY C & KAREN H&W		844 REGENT DRIVE	WESTBURY	NY	11590
04-11-31-3513-00000-0221	SALAMEH SUAD & BASIMA		2687 SPREADING OAKS LANE	JACKSONVILLE	FL	32223
04-11-31-3505-00000-0350	SALCITO THOMAS D & MARGRIT	H&W	18 JASON COURT	BROOKFIELD	CT	06804
04-11-31-3606-00030-342E	SALCITO THOMAS D & MARGRIT H&W		18 JASON COURT	BROOKFIELD	CT	06804

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04-11-31-3605-00010-0617	SALEN DOG BEACH LLC		1 BOULDER BRAE LANE	LARCHMONT	NY	10538
04-11-31-3502-00000-0380	SALIWANCIK DAVID R &	NANCY H H&W	8114 SW 42ND AVENUE	GAINESVILLE	FL	32608
04-11-31-3605-0406N-0000	SALIWANCIK DAVID R & NANCY H	SALIWANCIK H&W	8114 SW 42ND AVENUE	GAINESVILLE	FL	32608
04-11-31-3605-00010-0606	SALVANO DANIEL P & VICTORIA A	H&W TRUSTEES	5533 ROAN CHAPEL DRIVE	HAYMARKET	VA	20169
04-11-31-3510-00000-0350	SALVANO DANIEL P & VICTORIA A	H&W TRUSTEES	5533 ROAN CHAPEL DRIVE	HAYMARKET	VA	20169
04-11-31-3605-00120-1232	SAMARKOS JOHN A & MARIA E		11616 SW 6TH LANE	GAINESVILLE	FL	32607
04-11-31-3513-00000-0535	SAMARKOS JOHN A & MARIA H&W		11616 SW 6TH LANE	GAINESVILLE	FL	32607
04-11-31-3601-00000-0180	SAMUELS LORRAINE		17 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-00080-0822	SAMUELS EDWARD & LYNDA H&W		65 OCEAN CREST WAY UNIT 822	PALM COAST	FL	32137
04-11-31-3510-00000-0130	SANDBURG JEFFREY M & JOELLEN M H&W		29 CYPRESS WOOD DDR 5	PALM COAST	FL	32137
04-11-31-3505-00000-0800	SANDHERR STEPHEN E &	UFE ESTATE	58 WOLFE ST	ALEXANDRIA	VA	22314
04-11-31-3505-00000-0750	SANDHERR STEPHEN E & CYNTHIA	CYNTHIA C H&W	58 WOLFE STREET	ALEXANDRIA	VA	22314
04-11-31-3505-00000-0420	SANDPIPER NV LLC	SANDHERR H&W	5925 LAKE GENEVA CT	RENO	NV	89511
04-11-31-3604-00000-0310	SANTORO NICHOLAS &	C/O DONNA JOHNSON	1601 ROCKDALE LOOP	LAKE MARY	FL	32746
04-11-31-3604-00000-0810	SARANTOS PANAGIOTIS &	TONI H&W	15213 NW 41ST AVENUE	NEWBERRY	FL	32669
04-11-31-3605-0406S-0000	SAUERS JERRY	KATHERYN H&W	13210 LINCOLN WAY	AUBURN	VA	95603
04-11-31-3605-0802S-0000	SAUERS JERRY		13210 LINCOLN WAY	AUBURN	CA	95603
04-11-31-3604-00000-0620	SAUERS JERRY O		13210 LINCOLN WAY	AUBURN	CA	95603
04-11-31-3513-00000-0351	SCACCABARROZZI LUIS E &	YVONNE M H&W & GIANELLA Y	3847 SW 9ZND DRIVE	GAINESVILLE	FL	32608
04-11-31-3513-00000-0163	SCALICE JOHN A		2591 HERON COVE LANE	SODDY DAISY	TN	37379
04-11-31-3604-00000-0700	SCHARN SCOTT		241 RIDGE STREET	WINCHESTER	MA	01890
04-11-31-3606-00050-381G	SCHIED BETTY L		558 GENIUS DRIVE	WINTER PARK	FL	32789
04-11-31-3606-00020-351C	SCHIRO LYNN M	TRUSTEE	63 LONDONDERRY DRIVE	GREENWICH	CT	06830
04-11-31-3505-00000-0480	SCHNEIDER RANDOLPH H		1186 BROOKGATE WAY	ATLANTA	GA	30319
04-11-31-3501-00000-0260	SCHRYBER JOHN & CAROLE H&W	1403 ROMEO COURT		MCLEAN	VA	22102
04-11-31-3605-0602S-0000	SCHUELLER RICHARD W		13430 WOOD DUCK DRIVE	PLAINFIELD	IL	60544
04-11-31-3501-00000-0020	SCHULTE STEPHEN C & KATHLEEN	A SCHULTE H&W	941 CLUB CIRCLE	GLENVIEW	IL	60025
40-10-31-6150-00000-0230	SCHULTZ GEORGE R &	MARIAN R SCHULTZ	35 WILDWOOD DRIVE	PALM COAST	FL	32137
04-11-31-3501-00000-0230	SCHULTZ MARSHA & KENNETH		37 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3513-00000-0141	SCHWARZ STEVEN	B10 ANDOVER COURT		PROSPECT HEIGHTS	IL	60070
04-11-31-3513-00000-0242	SCOTT BENJAMIN P JR & ANDREW R	PRATT	1400 GOLDEN EAGLE COURT	PIQUA	OH	45356
04-11-31-3513-00000-0321	SCULLY JOHN J JR	7861 DAKOTA LANE		ORLAND PARK	IL	60462
04-11-31-3604-00000-0710	SEA BISCUIT REAL ESTATE LLC		4413 N ALATAMAHA	ST AUGUSTINE	FL	32092
04-11-31-3501-00000-0150	SEAGATE HOMES LLC		185 CYPRESS POINT PKWY #7	PALM COAST	FL	32164
04-11-31-3513-00000-0542	SEATON MICHAEL L		3210 GRACE ST NW APT 20B	WASHINGTON	DC	20007-3670
04-11-31-3513-00000-0463	SEATON MICHAEL L &	ALICIA VITTON SEATON H&W	3210 GRACE ST NW APT 20B	WASHINGTON	DC	20007-3670
04-11-31-3605-00140-1415	SEAY DR TIMOTHY		2614 S WILDWIND CIRCLE	THE WOODLANDS	TX	60174
04-11-31-3606-00030-742E	SEAY TIMOTHY		2614 S WILDWOOD CIRCLE	THE WOODLANDS	TX	77073
04-11-31-3501-00000-0280	SEBASTIAN DOUGLAS &	NANCY H&W	27 SANDPIPER LANE	PALM COAST	FL	32137
04-11-31-3502-00000-0520	SECUNDA RICHARD M & MARTHA L H&W TRUSTEES		573B N OCEANSHORE BLVD	PALM COAST	FL	32137
04-11-31-3505-00000-0180	SEDLAK SUSAN KAY	TRUSTEE	21 LAS PALMAS WAY	PALM COAST	FL	32137
04-11-31-3505-00000-0290	SEDLAK SUSAN KAY	TRUSTEE	21 LAS PALMAS WAY	PALM COAST	FL	32137
04-11-31-3605-00010-0108	SEKOL MATTHEW & MICHELE SEKOL		1134 ASHLEY STREET	HANOVER TOWNSHIP	PA	18706
04-11-31-3513-00000-0555	SEVICK NANCY J	RESIDUARY BYPASS TRUST	1515 LINKS DRIVE	WEST CHESTER	PA	19380-3833
04-11-31-3605-00010-0115	SHAPIRO GLENN A & BRIAN J KERBS		1100 JOHNSON FERRY ROAD # 250	ATLANTA	GA	30347
04-11-31-3805-00010-1007	SHEAROUSE WILLIAM W JR	ONE SEDGEBANK ROAD		SAVANNAH	GA	31404
04-11-31-3511-00000-0140	SHEEHAN WILLIAM &	CAROL H&W	179 TUCKERMAN AVENUE	MIDDLETOWN	RI	2842
04-11-31-3505-00000-0400	SHEKEWITZ PAUL S MD TRUSTEE		27B76 TRELIS WAY	LAGUNA NIGUEL	CA	92677
04-11-31-3510-00000-0200	SHER RICHARD & CYNTHIA H&W		15 CYPRESSWOOD DRIVE N	PALM COAST	FL	32137
04-11-31-3505-00000-0970	SHERMAN BARRY & ADRIENNE H&W		98 HERITAGE COURT	BRIDGEWATER	NJ	08807
04-11-31-3604-00000-0870	SHUMEIKO ALEXANDER		33 PEBBLELANE COURT	RICHMOND HILL		LAC 6X2 ONTARIO
04-11-31-3513-00000-0461	SILLOWAY DAVID J & ERICA L	SILLOWAY H&W	129 PENFIELD CREST	ROCHESTER	NY	14625-2118
04-11-31-3605-00100-1012	SILVER JOHN JOSEPH JR & KAREN	ANN SILVER H&W TRUSTEES	45 OCEAN CREST WAY #1012	PALM COAST	FL	32137
04-11-31-3505-00000-0610	SILVER JOHN JOSEPH JR & KAREN	ANN SILVER TRUSTEES	45 OCEAN CREST WAY #1012	PALM COAST	FL	32137
04-11-31-3505-00000-1050	SILVERMAN JOEL L &	SHARMAYNE H&W	4612 BRENTRIDGE PKWY	GREENWOOD	IN	46143
04-11-31-3605-00130-1345	SILVERS DAVID & JAYE H&W		2264 STONE CROSS CIRCLE	ORLANDO	FL	32828
04-11-31-3512-00010-0420	SIMMONS GARY & GEOFFREY	MOORE	PO BOX 25982	GARFIELD HEIGHTS	OH	44125
04-11-31-3605-00110-1112	SIMOLARI PHILIP	TRUSTEE	393 NORTH POINT RD #701	OSPREY	FL	34229

I hereby affirm that on 12/22/2014 mailed notice was sent to each property owner on this list advising of public hearing for App #2962 before the Board of County Commissioners on 1/12/2015.


 Gina Lemon, Dev. Rev. Plnr III

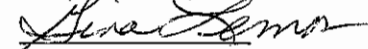
04-11-31-3513-0000-1141	SIRKIN ARTHUR & BENITA H&W	1200 CINNAMON BEACH WAY	UNIT 1141	PALM COAST	FL	32137
04-11-31-3511-0000-0120	SKEELS NANCY E	TRUSTEE	6471 MOORS PLACE W	DUBLIN	OH	43017
04-11-31-3605-0607N-0000	SKELTON ROBERT E & VERA L H&W		36 AVALON TERRACE	PALM COAST	FL	32137
04-11-31-3606-00030-642E	SMITH ALAN & JACQUELINE H&W		7200 FOREST RIDGE CIR	CASTLE PINES	CO	80108
04-11-31-3503-0000-0370	SMITH CAROLYN CHICK		30 OAK VIEW CIRCLE EAST	PALM COAST	FL	32137
04-11-31-3602-0000-0070	SMITH CATHERINE H		46 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3606-00020-153A	SMITH EDWARD F & NICOLE B H&W		2641 WYNDSOR OAKS WAY	WINTER HAVEN	FL	33884
04-11-31-3512-00010-0210	SMITH JENNIFER STINE &	JEFFERY R SMITH W&H	101B BRYN MAWR ST	ORLANDO	FL	32804
04-11-31-3605-00010-0215	SMITH KATHRYN		2400 CLARENDON BLVD #PH4	ARLINGTON	VA	22201
04-11-31-3605-0305N-0000	SMITH PAUL J & DEBRA A	DI CINTIO H&W	334 HAMRICK DRIVE	POINCIANA	FL	34759
04-11-31-3503-00000-0100	SMITH RONNIE L & LEE A H&W		150 HERMANCE LANE	MOORESVILLE	NC	28117
04-11-31-3513-00000-0133	SMOLIOS WILLIAM B & CHERYL L	SMOLIOS H&W	3881 RED GAIT LANE	JACKSONVILLE	FL	32223
04-11-31-3604-00000-0190	SMYTH JAMES & JOANNE SMYTH TRUSTEES		220 ELDERFIELDS RD	MANHASSET	NY	11030
04-11-31-3605-00010-0409	SMYTH JAMES & JOANNE		220 ELDERFIELDS RD	MANHASSET	NY	11030
04-11-31-3505-00000-0600	SOLOMAN TEDDY		PO BOX 467	ALMA	GA	31510
04-11-31-3605-08035-0000	SORG CARL D & CYNTHIA A H&W		PO BOX 293	WEST CREEK	NJ	08092
04-11-31-3605-00010-0514	SOUTH FLORIDA INVESTMENTS LLC		188 SW 131ST STREET	NEWBERRY	FL	32669
04-11-31-4900-00000-0820	SOUTHMAYD JEFFREY D &	NANCY S H&W	4 OCEAN RIDGE BLVD S	PALM COAST	FL	32137
04-11-31-3605-00010-0211	SOVEREIGN BANK	S401 N BEACH	MAIL STOP FWTX 35	FORT WORTH	TX	76137
04-11-31-3501-00000-0380	SOWELL JOHN G &	EUZABETH W H&W	220 LAKE PINES POINT	ALPHARETTA	GA	30202
04-11-31-3513-00000-0455	SOWELL PAUL F & CANDY ALDERMAN	H&W	500 CINNAMON BEACH WAY #455	PALM COAST	FL	32137
04-11-31-3513-00000-0425	SPAULDING ALAN M & ANDREA M	SPAULDING H&W	215 CLARK HILL RD	EAST HAMPTON	CT	06424
04-11-31-3510-00000-0140	SPAULDING VERNON J & KATHLEEN	A H&W	2526 A HILLS CT	MENOMONIE	WI	54751
04-11-31-3606-00010-473C	SPELL ANOREW G & HEATHER R SPELL H&W		4888 SUMMIT RIDGE ROAD	VALOOSTA	GA	31602
04-11-31-3606-00050-681G	SPROULE ROBERT G SR		138 PALM COAST PARKWAY NE, SUITE 379	PALM COAST	FL	32137
04-11-31-3605-03045-0000	STAGG GEORGE M & JILL M H&W		94 WESLEY DRIVE	WEST MILFORD	NJ	07480
04-11-31-3605-07075-0000	STANTON ARCH H JR & CYNTHIA A, H&W		3310 BISCAYNE DR	MERRITT ISLAND	FL	32953
04-11-31-3605-00010-0905	STARCEVICH SAMUEL & ALEXANDRA		13530 DOKTER PLACE	HOMER GLEN	IL	60491
04-11-31-3605-00010-0308	STARUNG KENNETH R JR TRUSTEE	& PEGGY P STARLING TRUSTEE	PO BOX 147	PRINCETON	NC	27569
04-11-31-3606-00040-462F	STELLA PATRICIA F		25 FORDHAM RD	WILKES BARRE	PA	18702
04-11-31-3513-00000-0263	STELLA PATRICIA F		25 FORDHAM ROAD	WILKES BARRE	PA	18702
04-11-31-3512-00010-0330	STERLING TRUST CO FBO THOMAS E SPIVEY &	EQUITY TRUST CO FBO SARAH KRING	225 BURNS ROAD	ELYRIA	OH	44035
40-10-31-6150-00000-0220	STERLING TRUST COMPANY	AS CUSTODIAN	473 CODY DRIVE	ORANGE PARK	FL	32073
04-11-31-3606-00010-573C	STICCA ROBERT P & CELESTE A	STICCA H/W	1230 5TH ST N	FARGO	ND	58102
04-11-31-3505-00000-0590	STINSON JOEL & EUZABETH H&W		2470 NOB HILL AVENUE N	SEATTLE	WA	98109
04-11-31-3510-00000-0060	STOKES BRIAN J		22 CYPRESSWOOD DRIVE	PALM COAST	FL	32137
04-11-31-3604-00000-0600	STONE DAVID G &	PAMELA R H&W	500 E CAMBRIDGE LN	NICHOLASVILLE	KY	40356-8133
04-11-31-3605-00010-0919	STREETER JACK & JACKSON	STREETER TRUSTEES	13424 SW 4TH LANE	NEWBERRY	FL	32669
04-11-31-3605-00010-0106	STREPPA DENNIS & DENISE H&W		200 OCEAN CREST DRIVE #106	PALM COAST	FL	32137
04-11-31-3513-00000-0442	STRICKLAND J TIM & CHRISTINE S	H&W	1427 TOMAHAWK TRAIL	LAKELAND	FL	33813
04-11-31-3606-00020-251C	SUBBA RAO U.V. & REGINA H&W		200 OCEAN CREST WAY #251	PALM COAST	FL	32137
04-11-31-3502-00000-0340	SUBRAMANIAN NALINI J &	NANJAPPA SUBRAMANIAN TRUSTEES	7204 ELYSE CIRCLE	PORT ST LUCIE	FL	34952
04-11-31-3513-00000-1123	SUH BYUNG H & JINHWA L H&W	1232 BARCLAY CIRCLE		BARRINGTON	IL	60010
04-11-31-3511-00000-0240	SULLIVAN DANIEL K		21262 DUBOIS COURT	ASHBURN	VA	20147
04-11-31-3511-00000-0160	SUMEK LYLE J & JULIE E JERGENS	-SUMEK H&W	9 FLAGSHIP COURT	PALM COAST	FL	32137
04-11-31-3513-00000-0343	SUNNER LANA N TRUSTEE	109 MAGNOLIA LAKES CT		LONGWOOD	FL	32779
04-11-31-3605-00120-1245	SUNSHINE & SNOW LLC		2727 EAST 5TH STREET	DULUTH	MN	55812
04-11-31-3605-00010-1019	SUNTRUST BANK	VA-RVW-3014	1001 SEMMES AVE, 4TH FLOOR	RICHMOND	VA	23224
04-11-31-3604-00000-0070	SUNTRUST MORTGAGE INC		1001 SEMMES AVE 6TH FL	RICHMOND	VA	23224
04-11-31-3605-00110-1131	SUTHERLAND JAMES A & KATHLEEN	G H&W	233 SPEAR ROAD	FAYETTEVILLE	GA	30215
04-11-31-3604-00000-0100	SWANSON THOR		124 JOEL DRIVE	HEBRON	CT	06248
04-11-31-3605-00010-1009	SWICEGOOD MICHELE I TRUSTEE &	RICHARD D RYAN	PO BOX 7548	COLUMBIA	SC	29202
04-11-31-3512-00010-0370	SWIERCZYNSKI KRZYSZTOF &	JOANNA H&W	29 OLD KINGS RD STE B	PALM COAST	FL	32137
04-11-31-3605-00140-1441	SYMONS RENAE M		1814 HAUFAX STREET	CARMEL	IN	46032-7326
04-11-31-3513-00000-0322	TAX FREE STRATEGIES LLC TRUSTEE	FBO SIBYL B CARR	6009 DUNSGANE ROAD	SIGNAL MOUNTAIN	TN	37377
04-11-31-3605-0107N-0000	TAYLOR BRENT A & EUZABETH C	TAYLOR H/W	704 EAST BROW RD	LOOKOUT MOUNTAIN	TN	37350-6200
04-11-31-3601-00000-0040	TEDESCO GEORGIA K		1280B DOGWOOD HILLS LN	FAIRFAX	VA	22033
04-11-31-3510-00000-0030	TEPP ALAN V		153 RT 100	KATONAH	NY	10536

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04-11-31-3513-0000-0365	TEREK PATRICIA A		43 FRONT ST	PALM COAST	FL	32137
04-11-31-3605-04085-0000	TERZIAN DOLORES M		2512 OAK HOLLOW RD	VESTAL	NY	13850
04-11-31-3502-00000-0370	THACKER LARRY & ANNA MAXINE THACKER H&W	LIFE ESTATE	41 KINGFISHER LANE	PALM COAST	FL	32137
04-11-31-3605-00010-1013	THATCHER WILLIAM & ANNA RUTH	CHRISTIANSEN TRUSTEES	1457 ONTARIO STREET	BURLINGTON	ON	L75.1G6
04-11-31-3605-00010-0907	THE THREE J'S INC		PO BOX 2280	SMITHFIELD	NC	27577
04-11-31-3605-08015-0000	THIRA ESTATES LLC		51 RUNABOUT LN	SAVANNAH	GA	31410
04-11-31-3605-00010-1006	THOMAS ANTHONY L & M KATE		3 ALBAN MEW5	NEW ALBANY	OH	43054
04-11-31-3601-00000-0010	THOMAS GARY L & MERCY H&W		180 MADISON AVENUE	HAWORTH	NJ	07641
04-11-31-3605-00140-1423	THOMAS SUSAN K & BRIAN D W&H		5 OCEAN CREST WAY #1423	PALM COAST	FL	32137
04-11-31-3504-00000-0020	TIMOTHY J ROONEY TRUST		1031 68TH STREET	DOWNERS GROVE	IL	60516
04-11-31-3605-07015-0000	TITUS ROBERT		270 LATTA ROAD #26	ROCHESTER	NY	14612
04-11-31-3605-08045-0000	TITUS ROBERT		270 LATTA ROAD #26	ROCKESTER	NY	14612
04-11-31-3605-00050-0522	TMJ LLC	2250 MARY STREET		PITTSBURG	PA	15203
04-11-31-3605-00010-0207	TMTT INVESTMENTS LLC		1950 SPECTRUM CIRCLE, SUITE 360	MARIETTA	GA	30067
04-11-31-3503-00000-0270	TOBIN JAMES W & PATRICIA H&W	LIFE ESTATE	10 OAK VIEW CIRCLE	PALM COAST	FL	32137
04-11-31-3602-00000-0640	TODD JOHN & JUDITH TODD H&W		43 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3605-00010-0412	TORGLER GEORGE & MARY M		921 PRESERVE DRIVE	ANNAPOLIS	MD	21401
04-11-31-3605-00070-0731	TORTORICE PAUL G & CHERYL A	TORTORICE H/W	15 BONNIE LANE	MASSAPEQUA	NY	11758
04-11-31-3513-00000-0333	TOXEY ANDREW G		2025 BIDDLE ALY	ORLANDO	FL	32814
04-11-31-3505-00000-0390	TRACY JAMES J & JOLINDA E H&W		90 HAMMOCK BEACH CIRCLE N	PALM COAST	FL	32137
04-11-31-3605-00110-1135	TRACY ROSEANN M	3997 CALGARY COURT		ANN ARBOR	MI	48108
04-11-31-3605-00010-0917	TRANCHIDA KAREN & RONALD		1 SPRINGHILL ROAD	NORTH SALEM	NY	10560
04-11-31-3602-00000-0040	TRAVIS DONALD P &	ROSEMARY M H&W	40 OCEAN OAKS LANE	PALM COAST	FL	32137
04-11-31-3501-00000-0120	TREMBLAY ANTHONY & SUSAN A	DOWNEY-TREMBLAY H&W	5 JADE RD	MERRIMACK	NH	03054
04-11-31-3605-0201N-0000	TREVI BEACH HOLDINGS LLC		511 WEKIVA COMMONS	APOPKA	FL	32712
04-11-31-3605-0101N-0000	TREVI BEACH HOLDINGS LLC	511 WEKIVA COMMONS CR		APOPKA	FL	32712-3645
04-11-31-3605-00010-1113	TREVOCEAN HOLDINGS LLC	511 WEKIVA COMMONS CR		APOPKA	FL	32712-3645
04-11-31-3605-00010-0811	TRIANAFILLOY THEODDROS		51 ROUNABOUT LN	SAVANNAH	GA	31410
04-11-31-3605-05055-0000	TRICARICO JAMES		404 PASSAIC AVE	NUTLEY	NJ	07110
04-11-31-3606-00040-162F	TRICOLI DEBORAH		200 OCEAN CREST DR #162F	PALM COAST	FL	32137
04-11-31-3606-00040-762F	TRINGAS ANDREW J & NICOLE M	PENNE-TRINGAS JTWR0S	382B LOWER PARK RD	ORLANDO	FL	32814
04-11-31-3605-00120-1234	TROESTER DEAN J & LISA L H&W		9320 WHISPERING WIND RD	LINCOLN	NE	68512
04-11-31-3501-00000-0320	TULIP WOODS HOUSE LLC		9965 LODESTONE DR	BRENTWOOD	TN	37027
04-11-31-3606-00030-141D	TURNER DEBORAH L		26900 CAPTAINS LANE	FRANKLIN	MI	48024-1717
04-11-31-3505-00000-0640	TUTTLE ROBERT J &	ANDREA L H&W	1 SUNSHINE BLVD	ORMOND BEACH	FL	32174
04-11-31-3511-00000-0080	ULSAMER JAMES S & MARY K	ULSAMER H&W	19 FLAGSHIP DRIVE	PALM COAST	FL	32137
04-11-31-3513-00000-1121	US BANK		8742 LUCENT BLVD STE 300	HIGHLANDS RANCH	CO	80129
04-11-31-3605-00130-1322	US BANK TRUST		16745 W BERNARDO DR	SAN DIEGO	CA	92127
04-11-31-3606-00010-372B	USSERY MICHAEL & BETH H&W		2508 BELFAST COURT	MURFREESBORO	TN	37129
04-11-31-3604-00000-0780	USTILOVSKY ALEX & MARIYA	OBOROTOVA H&W	200 OCEAN CREST DRIVE UNIT 1111	PALM COAST	FL	32137
04-11-31-3601-00000-0020	USTILOVSKY ALEXANDER		200 OCEAN CREST DRIVE UNIT 1111	PALM COAST	FL	32137
04-11-31-3605-00010-1111	USTILOVSKY ALEXANDER &	MARIYA OBOROTOVA H&W	200 OCEAN CREST DR #1111	PALM COAST	FL	32137
04-11-31-3605-00010-0611	USTILOVSKY ALEXANDER & MARIYA	OBOROTOVA H&W	200 OCEAN CREST DRIVE UNIT 1111	PALM COAST	FL	32137
04-11-31-3605-07065-0000	VALLABH VINOD C		405 SETTLECROFT LANE	HOLLY SPRINGS	NC	27540
04-11-31-3606-00010-571A	VALLEY NATIONAL BANK	C/D PROPERTY MGMT DEPT -2 FL REAL EST DIV	1720 ROUTE 23 NORTH	WAYNE	NJ	07470
04-11-31-3511-00000-0040	VALLONE MICHAEL R & CAROLYN G	H&W	9 FLAGSHIP DRIVE	PALM COAST	FL	32137
04-11-31-3512-00010-0040	VALYO PAUL		8981 EQUUS CIRCLE	BOYNTON BEACH	FL	33437
04-11-31-3512-00010-0010	VALYO PAUL G JR	8981 EQUUS CIRCLE		BOYNTON BEACH	FL	33437
04-11-31-3605-00010-0818	VAN DEN HURK JOHN & MARIA	VAN DEN HURK H&W	4031 CASS ROAD	MONTOUR FALLS	NY	14865
04-11-31-3605-0103N-0000	VAN DEN HURK JOHN & MARIA		4031 CASS ROAD	MONTOUR FALLS	NY	14865
04-11-31-3605-05085-0000	VAN DEN HURK JOHN & MARIA H&W		4031 CASS ROAD	MONTOUR FALLS	NY	14865
04-11-31-3505-00000-1020	VAN HYNING MARIANA & JACK W	HART TRUSTEES	6079 WATEREDGE DRIVE 5	JACKSONVILLE	FL	32211
04-11-31-3606-00040-661E	VAN NOSTRAND ROBERT E &	SHARON M TRUSTEES	200 OCEANCREST DR, #643	PALM COAST	FL	32137
04-11-31-3513-00000-0552	VANCE GARY L & DENISE M H&W &	VANCE RICHARD N & LYNDA L H&W	15466 BRIDGEWATER CLUB BLVD	INDIANAPOLIS	IN	46033
04-11-31-3513-00000-1164	VANCE RICHARD & LYNDA H&W &	BALL JOHN V & JENNIFER K H&W, JTWR05	56228 CR 21	BRISTOL	IN	46507
04-11-31-3513-00000-0344	VANCE RICHARD N & LYNDA L H&W	& GARY L VANCE & DENISE M H&W	15466 BRIDGEWATER CLUB BLVD	CARMEL	IN	46033
04-11-31-3605-04075-0000	VANDENHURK JOHN & MARIA H&W		4031 CASS ROAD	MONTOUR FALLS	NY	14865
04-11-31-3605-0602N-0000	VANDERHURK JOHN & MARIA	VANDENHURK H&W	4031 CASS ROAD	MONTOURFALLS	NY	14865

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3605-00010-0916	VANDERVEEN KIMBERLY A	TRUSTEE	1537 MIDWAY LANE	GLENVIEW	IL	50026
04-11-31-3605-00140-1414	VARSTAGG LLC		94 WESLEY DRIVE	WEST MILFORD	NJ	07480
04-11-31-3605-00140-1425	VAUGHAN SONDRA		114 CLUBHOUSE DRIVE #205C	PALM COAST	FL	32137
04-11-31-3512-00010-0440	VAZQUEZ CARLOS A & NORMA J H&W			CUMMING	GA	30041
04-11-31-3503-00000-0110	VECCHIONI ROSOLINO N &	3715 HIGHVIEW COURT	19 OAK VIEW CIRCLE EAST	PALM COAST	FL	32137
04-11-31-3505-00000-0050	VECCHIONI ROSOLINO N & SHARON	SHARON J VECCHIONI TRUSTEES	19 OAK VIEW CIRCLE EAST	PALM COAST	FL	32137
04-11-31-3605-00110-1144	VIKRAM INC	J VECCHIONI TRUSTEES	1986 STEWART AVE	NEW HYDE PARK	NY	11040
04-11-31-3605-00110-1123	VILLA ROMA LLC		850 RIVERHAVEN DRIVE	SUWANEE	GA	30024
04-11-31-3503-00000-0220	VILLANI RALPH A & CHRISTOPHER		3 LAURA COURT	PALM COAST	FL	32137
04-11-31-3605-00090-0000	VILLAS @ HAMMOCK BCH CONDO-PH4	G VILLANI & MATTHEW V VILLANI	(NORTHSHORE PLAT 5 PARCEL 9)			
04-11-31-3605-00000-0000	VILLAS @ HAMMOCK BEACH	DEC REC OR 973 PG 1998-04 ROLL	(NORTHSHORE PLAT 5 PARCEL 9)			
04-11-31-3605-00050-0000	VILLAS @ HAMMOCK BEACH CONDO	(NORTHSHORE PLAT 5)	MB 32 PG 38-40 OR 858 PG 325	2002 TAX ROLL		
04-11-31-3605-00060-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 10 BLDG 5 (2006 ROLL)	DEC REC OR 1206 PG 23	(NORTHSHORE PLAT 5 PARCEL 5)		
04-11-31-3605-00070-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 9 BLDG 6 (2006 ROLL)	DEC REC OR 1220 PG 31	(NORTHSHORE PLAT 5 PARCEL 5)		
04-11-31-3605-00080-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 7 BLDG 7 (2006 ROLL)	DEC REC OR 1220 PG 31	(NORTHSHORE PLAT 5 PARCEL 7)		
04-11-31-3605-00100-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 6 PARCEL B (2006 ROLL)	DEC REC OR 1220 PG 31	(NORTHSHORE PLAT 5 PARCEL 8)		
04-11-31-3605-00110-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 1 DEC REC OR 858 PG 325	(NORTHSHORE PLAT 5 PARCEL 10)			
04-11-31-3605-00120-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 2 DEC REC OR 886 PG 1146	(NORTHSHORE PLAT 5 PARCEL 11)			
04-11-31-3605-00130-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 3 BLDG 12 DEC REC OR 1115	PG 1805 - 05 ROLL (NORTHSHORE	PLAT 5 PARCEL 12)		
04-11-31-3605-00140-0000	VILLAS @ HAMMOCK BEACH CONDO	PHASE 5 BLDG 13 (2006 ROLL)	DEC REC OR 1214 PG 898	(NORTHSHORE PLAT 5 PARCEL 11)		
04-11-31-3513-00000-0224	VITULLO BENEDETTO S &	PHASE 8 BLDG 14 (2006 ROLL)	DEC REC OR 1261 PG 230	(NORTHSHORE PLAT 5 PARCEL 14)		
04-11-31-3513-00000-0545	VITULLO BENEDETTO B &	GERALDINE M H&W	24 QUAKER MEETING HOUSE ROAD	HONEYE FALLS	NY	14472-9351
04-11-31-3605-00120-1224	VIVEK PROPERTIES LLC	GERALDINE M H&W	24 QUAKER MEETING HOUSE ROAD	HONEYE FALLS	NY	14472-9351
04-11-31-3604-00000-0540	VIZZA FRANCIS M	5 WALNUT TREE LANE	7636 265TH STREET	NEW HYDE PARK	NY	11040
04-11-31-3605-06045-0000	VOLK ALBERT G & CAROLINE R H&W			COLD SPRING HARBOR	NY	11724
04-11-31-3602-00000-0670	VON SOOSTEN CHERYL &			ST AUGUSTINE	FL	32080
04-11-31-3501-00000-0090	VOSS MARK		5143 HOLLY ROAD	PALM COAST	FL	32137
04-11-31-3502-00000-0440	VOSS MARK & BRENDA H&W		37 OCEAN OAKS LANE	LINN	MO	65051
04-11-31-4900-00000-0010	VOSS MARK & BRENDA H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-4900-00000-0120	VOSS MARK & BRENDA H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3512-00010-0060	VOSS MARK A & BRENDA S	H&W	106 HWY 89 5	LINN	MO	65051
04-11-31-3501-00000-0270	VOSS MARK A & BRENDA S H&W		106 HIGHWAY 89 SOUTH	LINNBUS	MO	65051
04-11-31-3501-00000-0310	VOSS MARK A & BRENDA S H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3501-00000-0330	VOSS MARK A & BRENDA S H&W		106 HWY 89S	LINN	MO	65051
04-11-31-3502-00000-0240	VOSS MARK A & BRENDA S H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3502-00000-0330	VOSS MARK A & BRENDA S H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3502-00000-0460	VOSS MARK A & BRENDA S H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3505-00000-0770	VOSS MARK A & BRENDA S H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3510-00000-0160	VOSS MARK A & BRENDA S H&W		106 HWY 89 5	LINN	MO	65051
04-11-31-3502-00000-0130	VOSS MARK A & BRENDA S VOSS		106 HWY 89 5	LINN	MO	65051
04-11-31-3512-00010-0020	VOSS RALPH F & JERRILYNN S	VOSS H&W	105 HWY 89 5	LINN	MO	65051
04-11-31-3512-00010-0400	VOSS RALPH F & JERRILYNN S	H&W	902 EAST MAIN STREET	LINN	MO	65051
04-11-31-3604-00000-0850	WACHENDORFER JAMES D &	TERESA B LIFE ESTATE	902 EAST MAIN STREET	LINN	MO	65051
04-11-31-3502-00000-0100	WACHOLDER ROBERT R	24 KINGFISHER LANE	16 NORTHSHORE DR	PALM COAST	FL	32137
04-11-31-3601-00000-0080	WAHL WILLIAM J JR TRUSTEE			PALM COAST	FL	32137
04-11-31-3510-00000-0100	WAINGANKAR SHRINIVAS M & GAURI	S H&W	19355 CYPRESS RIDGE TERRACE	LEESBURG	VA	20176-8433
04-11-31-3605-09025-0000	WALLO ROBERTS J & KENNETH P	RIDRDAN	35 CYPRESSWOOD DR 5	PAL COAST	FL	32137
04-11-31-3509-00000-0020	WALSH GARY E &	BERNADETTE R H&W	10 HAMMOCK OAK CT	PALM COAST	FL	32137-2298
04-11-31-3604-00000-0400	WALTER MARK F & JENNIFER	G WALTER H&W	5 ATLANTIC PLACE	PALM COAST	FL	32137
04-11-31-3513-00000-0131	WANKELMAN KAREN W & DORIS K	WILLIAMS JTWROS	3016 BARKLEY GATE LANE	FAIRFAX	VA	22031
04-11-31-4900-00000-0100	WARE ROGER BLAINE JR & AGNES	MARIE H&W	4501 NEW BROAD STREET	ORLANDO	FL	32814
04-11-31-3606-00010-4728	WATFORD ASSOCIATES LLC		161 WOODHAVEN LANE	BALL GROUNDS	GA	30107
40-10-31-6150-00000-0390	WATTERSON MARY E & CONSTANCE	S SOWARDS JTWROS	10104 WHITE TROUT LANE	TAMPA	FL	33618
04-11-31-3605-00130-1314	WEBER DONALD P & PAMELA M	WEBER H&W	320 PALM CIRCLE	FLAGLER BEACH	FL	32136
04-11-31-3502-00000-0140	WEBER DONALD P & PAMELA M H&W		1030 VINEBROOK LANE	ALPHARETTA	GA	30005
04-11-31-3604-00000-0140	WEIN NEIL &	ANN MARIE H&W	1030 VINEBROOK LANE	ALPHARETTA	GA	30005
04-11-31-3604-00000-0150	WEIN NEIL &	ANN MAARIE H&W	5390 ATLANTIC VIEW	ST AUGUSTINE	FL	32080
04-11-31-3505-00000-0820	WELLER CRAIG E &	DEBRA E LIFE ESTATE	5390 ATLANTIC VIEW	ST AUGUSTINE	FL	32080
			PO BOX 547158	ORLANDO	FL	32854-7158

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 Gina Lemon, Dev. Rev. Plnr III

04-11-31-3502-00000-0500	WENSIL DAVID S & BRENDA F H&W	& WENSIL FAMILY LLC	1026 ELIZABETH MANOR COURT	MATTHEWS	NC	28105	
04-11-31-3513-00000-0422	WERDANN RICHARD & ALFRED J WERDANN JR	& PHILLIP BALDEROSE	548 ALDENHAM LN	ORMOND BEACH	FL	32174	
04-11-31-3605-0106N-0000	WERDER ROBERT H & MAUREEN P	WERDER H/W	2722 EMERALD DR	OTTAWA	IL	61350	
04-11-31-4900-00000-0090	WEST POINT BANK & TRUST	COMPANY TRUSTEE	1608 10TH FAIRWAY DRIVE	BELLEVILLE	IL	62220	
04-11-31-3605-00010-0305	WESTCOR LAND TITLE INSURANCE	CO	875 CONCOURSE PKWY S STE 200	MAITLAND	FL	32751	
04-11-31-3503-00000-0010	WEYER DOUGLAS C	TRUSTEE	PO BOX 1322	LAKE DALLAS	TX	75065	
04-11-31-3505-00000-0730	WHEELER TOM E &	TAMMY H&W	42 LIBERTY VIEW COURT	ACWORTH	GA	30101-5995	
04-11-31-3605-00010-0713	WHISENANT WILLIAM & ALEY	C/O ISOICHEM COLORS	138 BEERAN STREET STE 100	CLOVER	SC	29710	
04-11-31-3605-0804N-0000	WHISENANT WILLIAM R & ALCY M H&W	C/O ISOICHEM COLORS	138 BEERAN STREET STE 100	CLOVER	SC	29710	
04-11-31-3513-00000-0443	WHITE BRADLEY J & MOLLY K H&W	1800 ROCKBRIDGE CT		CANTON	OH	44709	
04-11-31-3602-00000-0530	WHITE CHRISTOPHER		285 SPALDING SPRINGS LANE	ATLANTA	GA	30350	
04-11-31-3505-00000-0080	WHITE PINE INVESTMENTS LLC		P O BOX 566	MADISON	CT	06443-0566	
04-11-31-3602-00000-0190	WHITE WILLIAM R &	JOANNE WHITE H/W	70 OCEAN OAKS LANE	PALM COAST	FL	32137	
04-11-31-3605-00010-1018	WHITEHOUSE MICHAEL &	SYLVIA WHITEHOUSE	200 OCEAN CREST DRIVE	PALM COAST	FL	32137	
04-11-31-3605-00010-0718	WHITLEY SCOTT &	LAURA TAYLOR WHITLEY	4315 W BEACHWAY DR	TAMPA	FL	33609	
04-11-31-3605-0502N-0000	WIGGINS ROBERT L SR		PO BOX 79B	BAXLEY	GA	31515	
04-11-31-3510-00000-0340	WILKINSON SUSAN PAIGE		1026 FAR OAKS DRIVE	CASEVILLE	IL	62232	
04-11-31-3606-00020-253A	WILLIAMS CARL L & AUCIA A	WILLIAMS H&W	1902 TROON WOODS	BRASELTON	GA	30517	
04-11-31-3605-0402S-0000	WILLIAMS LARRY E	300 PARK AVENUE	STE 300	WINTER PARK	FL	32789	
04-11-31-4900-00000-0050	WILLIAMS SHARON BAKER	TRUSTEE	1007 NORTH DANIEL STREET	ARLINGTON	VA	22201	
04-11-31-3605-00050-0532	WILSON HARRIETTE	138 PALM COAST PKWY	NE BOX 324	PALM COAST	FL	32137	
04-11-31-3503-00000-0250	WINDSOR LINDA KELLY		6 OAK VIEW CIR E #1161	PALM COAST	FL	32137	
04-11-31-3511-00000-0190	WINGMAN TRADING INC		52 POTTERVILLE LANE	PALM COAST	FL	32164	
04-11-31-3605-00010-0214	WISHNIA JONATHAN C & LAUREN &	BERNARD & LINDA H JTWROS	3 NORTHRIDGE WAY	WARREN	NJ	07059	
04-11-31-3505-00000-1060	WOLBECK KENNETH & KATHERINE	WOLBECK H&W	25 HAMMOCK BEACH CIR 5	PALM COAST	FL	32137	
04-11-31-3606-00040-761E	WOLBECK KENNETH J &	KATHERINE H&W	25 HAMMOCK BEACH CIRCLE 5	PALM COAST	FL	32137	
04-11-31-3505-00000-0430	WOLBECK KENNETH J & KATHERINE	D WOLBECK H&W	25 HAMMOCK BEACH CIRCLE 5	PALM COAST	FL	32137	
04-11-31-3513-00000-0241	WOO WINSTON & ZELIA	DESOUZA H&W	4 MARLBORO STREET	NEWTON	MA	02458	
04-11-31-3503-00000-0080	WOODLAND HAMMOCK BEACH LLC	24 WALPOLE PARK		SOUTH WALPOLE	MA	02081	
04-11-31-3511-00000-0340	WORRELL ANDREW & CAMILLA H&W	15370 TREYBURN MANOR VW		ALPHARETTA	GA	30004-8200	
04-11-31-3606-00020-152B	WRIGHT CAPITAL FUND LLC		7900 S ORANGE BLOSSOM TRL	ORLANDO	FL	32809	
04-11-31-3502-00000-0230	YAHMOM INVESTMENT CORP		90 SW 3RD STREET	MIAMI	FL	33130	
04-11-31-3513-00000-0231	YAHN ROBERT & PETER	KREINHEDER	3231 CHERRYRIDGE ROAD	CHERRY HILLS VILLAGE	CO	80113	
04-11-31-3606-00050-582H	YEDER SALES AGENCY INC		103 JORDON DRIVE STE 6	CHATTANOOGA	TN	37421	
04-11-31-3504-00000-0030	YEE SIK TAK & LAI FAU HO H&W		2047 URENBACH RD NW	CALGARY ALBERTA	CANADA	T2N4B7	
04-11-31-3513-00000-0125	YO HONG SHIEN	BF-2 NO 67 SEC 2	DA-SHING WEST ROAD	TAOYUAN			TAIWAN ROC 33044
04-11-31-3605-00120-1211	ZACK WORLDWIDE INVESTMENTS LLC		180 SW 48TH LANE	OCALA	FL	34471	
04-11-31-3505-00000-0860	ZANONI WILLIAM T &	JANET L H&W	1216 ELM STREET	GLENVIEW	IL	60025	
04-11-31-3502-00000-0030	ZAPANTA VINCENTE MANITI &	DELILAH AWUINO ZAPANTA H&W	9500 YARDARM LANE	BURKE	VA	22015	
04-11-31-3512-00010-0320	ZARZANA SEAN		4005 WINTER BERRY ROAD	CUMMING	GA	30040	
04-11-31-3605-0603S-0000	ZBIKOWSKI THOMAS & LARAINÉ, H&W		13 SANDPIPER CT	PALM COAST	FL	32137-4520	
04-11-31-3606-00030-842E	ZIOMEK ROBERT P JR		6440 CEDAR COURT	MINNETRISTA	MN	55364	
04-11-31-3503-00000-0170	ZITO RALPH & MARIANNE CAVENEY	ZITO JTWROS	110 CLUBHOUSE DRIVE #3020	PALM COAST	FL	32137	
04-11-31-3505-00000-0190	ZORETIC MICHAEL TRUSTEE &	NANCY ZORETIC H&W TRUSTEE	5150 HEREFORO COURT	BRENTWOOD	TN	37027	