

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
Government Services Building
Board Chambers
1769 East Moody Blvd., Bldg. 2, Bunnell, Florida 32110
MEETING

A G E N D A

DATE – May 10, 2022

TIME – 6:00 P.M.

1. Roll Call.
2. Pledge to the Flag.
3. Approval of: April 12, 2022 regular meeting minutes and April 26, 2022 Special Called meeting minutes.

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.

Time limits will be observed:

Staff – 10 minute presentation.

Applicant – 15 minute presentation (unless time extended by consensus of Board).

Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.

Applicant Rebuttal and Closing Staff Comments – 10 minutes each.

4. Quasi-judicial requiring disclosure of ex parte communication:
Application #3305 – SPECIAL EXCEPTION IN THE C-2 (GENERAL COMMERCIAL AND SHOPPING CENTER) DISTRICT FOR A ROADSIDE VENDOR – Special Exception for Roadside Vendor in the C-2 (General Commercial and Shopping Center) District at 3468 N. Ocean Shore Boulevard. Parcel #15-11-31-0000-01210-0010; 0.86+/- acres. Owner: Karim Andreas Biglari/Applicant: Christopher Huddleston and Rebecca Blackowicz.
COND-000692-2022 (TRC, PDB)
5. Legislative:
Transmittal of Evaluation and Appraisal Report (EAR) amendments to the 2010-2035 Flagler County Comprehensive Plan, including adoption of amendments related to recently adopted legislation on perils of flood and property rights.

6. Staff Comments.
7. Board Comments.
8. Public Comments – Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.
9. Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS 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 THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386)313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD REGULAR MEETING

Flagler County Government Services Building,
1769 East Moody Blvd., Board Chambers, Bunnell, FL

MEETING MINUTES

Tuesday, April 12, 2022 at 6:00 PM

1. **Roll Call:** The meeting was called to order by the Chair and a quorum was present.

Members present: Michael Boyd, Timothy Connor, Jack Corbett (Chair), Heather Haywood, Mark Langelo, Anthony Lombardo, Fernando Melendez (Vice Chair).

Staff present: Adam Mengel, Growth Management Director; Chuck Merenda, Assistant Director; Brandon Berry, Business Analyst; Gina Lemon, Planner.

Board Counsel: Sean Moylan, Assistant County Attorney

2. Pledge to the Flag.
3. Approval of: March 8, 2022 regular meeting minutes.

Motion: Approve

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carried unanimously.

4. CONTINUED FROM MARCH 8, 2022 REGULAR MEETING:

Quasi-judicial requiring disclosure of ex parte communication:

Application #3277 – **REZONING FROM AC (AGRICULTURE) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for a rezoning located west of Old Kings Road South and lying east of Interstate 95 on Parcel Numbers: 34-12-31-0650-000D0-0010 and 35-12-31-0000-02010-0021; 38.97+/- acres. Owner: John and Anne Rodgers Collins/Applicant: Corey D. Brown, Esq., Storch Law Firm.

RZNE-000534-2021

(TRC, PDB, BCC)

Board Member disclosures: None.

Staff presentation: Adam Mengel, Growth Management Director

Applicant presentation:

Joey Posey, Esquire, with Storch Law Firm of 420 S. Nova Road, Daytona Beach, was present for the applicant. Mr. Posey provided a description of the project with a PowerPoint Presentation. The subdivision will have HOA maintenance. The subdivision will connect to Volusia County utilities as well as to Volusia County roads.

Board Member questions:

Mr. Langelo asked about impact fees, utilities, emergency services and schools.

Public comment:

Sally Arnoff – 24 Audubon Lane, Sugar Mill Plantation spoke with concern about aggregate traffic impact when combined with other projects in the area.

Carol Bycel, 4122 Salina Lane, Halifax Plantation spoke with concern about signage.

Applicant rebuttal:

Mr. Posey spoke about the traffic issue and advised that they are working with Volusia County, and he offered to take the contact information of each of the speakers to keep them abreast of the process.

Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., 1729 Ridgewood Avenue, Holly Hill, spoke about the signage proposed for the subdivision.

Motion: The Planning and Development Board recommends to the Board of County Commissioners:

Approval of Application #3277, a rezoning from AC (Agriculture) to PUD (Planned Unit Development) District for the Wexford Cove PUD, finding that the proposed PUD Site Development Plan is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

- a. all development conditions within the PUD Development Agreement as approved through Ordinance No. 2022-___;
- b. development of the subject parcels not to commence until approval of a Future Land Use Map amendment from Agriculture & Timberlands to Residential: Low Density/Single Family.

Motion by: Anthony Lombardo

Motion 2nd by: Mark Langelo

Vote: Motion carried unanimously.

5. Quasi-judicial requiring disclosure of ex parte communication:

Application #3253 – **SITE DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for an amendment to the PUD Site Development Plan for Hammock Dunes Parcel 16B, a proposed condominium at the corner of Camino Del Sol Parkway and Calle Del Sur on Parcel Numbers: 04-11-31-5720-00000-0010; 04-11-31-5720-00000-0020; 04-11-31-5720-00000-0030 and 04-11-31-5820-00000-00B1; 6.81+/- acres. Owner: WCI Communities, LLC/Agent: Mike Bowles, Dominion Engineering Group.

SDP-000445-2021

(TRC, PDB,

BCC)

Board Member disclosures:

Mr. Lombardo commented that one person contacted him about getting a link to the agenda.

Staff presentation: Adam Mengel, Growth Management Director

Applicant presentation:

Mike Bowles with Dominion Engineering Group, 4348 Southpoint Boulevard, Jacksonville, spoke on behalf of the applicant.

Board Member questions:

Mr. Langelo questioned the differences in the entitlements between the two projects.

Mr. Mengel responded that the two differences were the open space and the difference in the style of buildings.

Mr. Melendez questioned what will be done to protect the neighborhoods during the construction process.

Mr. Bowles responded to Mr. Melendez.

Mr. Lombardo questioned the renderings of the exterior of the buildings. He questioned if the renderings are consistent with the Mediterranean theme.

Mr. Bowles responded that they have renderings with them to display.

Mr. Lombardo questioned if there was a reason to keep the condominiums at a small square footage.

Mr. Bowles indicated that it appears that there was market research completed for the smaller units.

Public comment:

Steve Davis, Architect, 3195 N Ocean Shore Blvd, Flagler Beach, stated he speaks on behalf of 46 units from Tuscany. The Board by consensus provided Mr. Davis 15 minutes to speak. He presented a PowerPoint presentation and spoke in opposition to the request due to compatibility.

Comments deferred from other speakers, agreement among audience to be no other speakers from the public as requested by Chair Corbett.

Signed petitions of opposition from residents in numerous Hammock Dunes developments were delivered following the hearing.

Mr. Langelo commented on the character of the proposed development and the lack of open space.

Mr. Davis commented on the finished floor elevation with parking garages and the lack of open space and recreation.

Applicant rebuttal:

Mr. Bowles commented on the beach access through the easement provided; the site will be filled to elevation 12; they could look at the building elevations and maybe revisit the parking garages; upgrade the site plan and move the dumpsters around; and the site plan is at 50% open space.

Chair Corbett asked about the retaining wall. Mr. Bowles responded that the height of the wall is two feet to bring the site back to grade.

Mr. Langelo asked the applicant to explain the thought process behind abandoning the original plan.

Ginny Feiner with Lennar advised that market analysis has been done and the units have been designed to sell.

Mr. Langelo asked why the original plan was abandoned, is it because it is not financially feasible?

Ms. Feiner responded, correct.

Mr. Bowles added that the construction costs to build the parking under the units was very expensive. Ms. Feiner went to the plan presented due to it being more feasible to build.

Mr. Moylan added that this particular parcel did not have a specific agreement, but had the plan and the plat with specific parameters on each document.

Mr. Melendez commented that because of costs, you are sacrificing an existing community. The community is asking for some green space.

Mr. Bowles added that they could look at adding some open space.

Ms. Haywood asked the applicant to look at the aesthetics of the project and the vibe of the community.

Mr. Lombardo questioned if the applicants had any opportunity to present to the community prior to coming to the Planning and Development Board.

Mr. Conner questioned the process being followed for this application.

Mr. Moylan advised that this is a quasi-judicial item; the Board's decision is to be based on competent and substantial evidence. This is an amendment to a site development plan and this does hinge on zoning. You are looking at what is allowed on these parcels.

Mr. Mengel offered that in this case, the plat ran in tandem with the site development plan, due to the specific criteria on the plat.

Mr. Langelo offered that the applicant did not offer enough evidence for the changes, much of this is changing; if we had real data to support the changes.

Motion: Continue Application #3253 Site Development Plan in a PUD (Planned Unit Development) District to a date uncertain.

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carried with 6 votes in the affirmative and 1 nay (Chair Corbett).

6. Quasi-judicial requiring disclosure of ex parte communication:

Application #3267 – **PRELIMINARY PLAT IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for subdivision plat for Arezzo at Hammock Dunes, for condominium parcels on 6.81+/- acres and being Parcel Numbers: 04-11-31-5720-00000-0010; 04-11-31- 5720-00000-0020; 04-11-31-5720-00000-0030; and 04-11-31-5820-00000-00B1; 6.81+/- acres. Owner: WCI Communities, LLC/Agent: Steve Adams, Bartram Trails Surveying, Inc.
PLAT-000506-2021 (TRC, PDB, BCC)

Board Member disclosures: None

Staff presentation: Adam Mengel, Growth Management Director

Applicant presentation: Mike Bowles with Dominion Engineering Group, 4348 Southpoint Boulevard, Jacksonville spoke on behalf of the applicant and asked for a continuation.

Public comment: None

Motion: Continue Application #3267 – Preliminary Plat in the (Planned Unit Development) District – to date uncertain.

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carried unanimously.

7. Quasi-judicial requiring disclosure of ex parte communication:

Application #3299 – **SITE DEVELOPMENT PLAN OVER 5 ACRES – SITE DEVELOPMENT PLAN REVIEW IN THE I (INDUSTRIAL) DISTRICT** – request for clearing and grading with retention pond for future development in the I (Industrial) District at 5845 E. Highway 100 on Parcel Numbers: 08-12-31-0650-000B0-0071 and 08-12-31-0650-000D0-0050; 31.453+/- acres. Owners: Flagler Pines Properties, LLC

Board Member disclosures: None

Staff presentation: Adam Mengel, Growth Management Director

Applicant presentation:

Mark Hudgins with Matthew Development, LLC of 7331 Office Park Place, Melbourne, Florida advised that they are the applicant on this project and the site will be the future site of a wholesale club and outparcels. The request is looking for approval for the grading of the parcel currently. There will be an amendment of this application at a future date.

Board Member questions:

Mr. Langelo questioned if there will be any burning on site and placement of fill.

Mr. Hudgins advised that they will not be burning on site and there will be placement of fill.

Public comment: None.

Motion: The Planning and Development Board finds that the Site Development Plan for clearing, grading, and stormwater retention at 5845 E. Highway 100 on Parcel #08-12-31-0650- 000B0-0071 and 08-12-31-0650-000D0-0050 is approved, subject to the following conditions:

- a. work authorized through this application is limited to clearing, grading, and stormwater retention;
- b. permits or authorization from other agencies must be issued prior to the commencement of site work;
- c. subsequent site plan application is necessary to authorize installation of horizontal improvements and infrastructure; d. all improvements are required to be in place, operable, and inspected prior to the initiation of any use on the parcel.

Motion by: Michael Boyd

Motion 2nd by: Fernando Melendez

Vote: Motion carried unanimously.

8. Quasi-judicial requiring disclosure of ex parte communication:
Application #3300 – SITE DEVELOPMENT PLAN IN A PUD – SITE DEVELOPMENT PLAN REVIEW IN A PLANNED UNIT DEVELOPMENT DISTRICT FOR A SELF STORAGE BUILDING – request for site plan approval for a three-story self-storage building (102,214 square feet) in the PUD District on the south side of Airport Road in the Hunter's Ridge DRI on Parcel Number 22-14-31-000001010-0110; 10.44+/- acres.

Owners: US Capital Alliance, LLC/Applicant: ARCO/Murray /Agent: Alann Engineering Group, Inc.

SDP-000645-2022

(TRC, PDB, BCC)

Board Member disclosures: None.

Staff presentation: Adam Mengel, Growth Management Director

Applicant presentation: Kimberly Buck, Alann Engineering Goup at 880 Airport Road, Ormond Beach the engineer for the project. Ms. Buck acknowledged that there have been some concerns expressed from the residents. She advised that the hours of operation for the business is 9 am to 6 pm and once the office closes, access to the facility is shut off. There was also concern about security for the area, the owner is in agreement to install a security fence around the retention pond and all of the rv parking area which will be access with some form of gate card for the lessees. Traffic was also a concern, based on the warehouse facility, the history has shown that typically they have 10 cars a day. The traffic is approximately three times less than what would be associated with another light industrial use.

Kim Booker, Booker and Associates at 1019 Town Center Drive, Orange City, Florida, Attorney for US Capital Alliance advised the Board and the public about the Development of Regional Impact for Hunter's Ridge and pointed out that the development order has existed since 1991. The DRI was amended in 2010, the same time that the Ashford Lakes subdivision was approved. Prior to 2007, this parcel has been identified as industrial. There is 140 feet across the stormwater pond at the rear, the area that is not developed on the plan is conservation area. There is a conservation area, stormwater pond and a conservation area on the subdivision that creates a buffer. She mentioned concern that the storage facility would bring a higher crime rate. The results published in FlaglerLive have shown that the Flagler County Sheriff's Office reports that there is a higher crime rate in a residential neighborhood at 8.32% than a storage facility at 1.9%. The data does not support this concern. The developer has built the roads, the utilities are provided by the City of Ormond Beach. Hunter's Ridge pays two impact fees for their development. This project is contributing for the services provided. There are existing buffers, the use is part of the Map H for the Development Order for Hunter's Ridge, the request is consistent with the Land Development Code.

Board questions:

Chair Corbett questioned if the conservation area is wooded. Ms. Booker responded, yes.

Mr. Conner asked about the flag shape parcel, it appears as if it is a separate lot; are there any other reserved entitlements for the parcel.

Ms. Buck responded that it is not a separate lot and will be preserved with a conservation easement.

Mr. Conner commented that from the paved road to the building is about 500 feet. Ms. Buck confirmed the distance at 406 to the corner of the building.

Mr. Lombardo commented about the conservation growth around the pond?

Ms. Booker commented that there is landscaping on site and Tract "P" in Ashford Lakes Plat is a 5.02 acres of conservation area in Ashford Lakes Plat

Mr. Langelo asked if this facility will be open to the general public or just to people in Hunter's Ridge?

Ms. Buck and Ms. Booker responded general public.

Mr. Langelo asked if there was a traffic analysis for the site plan.

Mr. Mengel responded that storage facilities are low traffic generators. This would be a lower generator than for the site when the study done in 2010.

Public comment:

Judy Krufky, 8 Fawn Haven Trail, Hunter's Ridge at Huntington Green. Opposed.

James Michael Jiloty, 105 Windsong Court, Ashford Lakes. Opposed.

Heather Caliendo, 108 Windsong Court, Ashford Lakes. Opposed.

Alex Haydok, 7 Ashford Lakes Drive, Ashford Lakes. Opposed

Susan Garrison, 40 Heron Wing Drive, Huntington Villas Phase 1A. Opposed.

Louise Cooper, 214 Ashford Lakes Circle, Ashford Lakes Estates. Concerns about conservation area; can development occur in conservation area in future? Concerns about ongoing maintenance.

Julie Cox, 9 Ashford Lakes Drive, Ashford Lakes Estates. Opposed.

Bobby Caliendo, 108 Windsong Court, Ashford Lakes Estates. Opposed.

David Dorner, 40 Huntington Place, Huntington Woods at Hunters Ridge Phase 2. Opposed.

Derek MacDougall, 106 Windsong Court, Ashford Lakes Estates. Opposed.

Rich Lewis Jr, 109 Huntington Place, Huntington Green at Hunters Ridge Phase 2B. Opposed.

Lori Walker, 59 Huntington Place, Huntington Woods at Hunters Ridge Phase 2. Opposed.

Steve Newman, 104 Windsong Court, Ashford Lakes Estates. Opposed.

Tammy Mazza, 102 Windsong Court, Ashford Lakes Estates. Opposed.

Malorie Cone, 107 Windsong Court, Ashford Lakes Estates. Opposed.

Ron Hooper, 44 Ashford Lakes Drive, Ashford Lakes Estates. Felt they should have had a neighborhood meeting first.

Kevin McCarthy, 109 Windsong Court, Ashford Lakes Estates. Opposed.

Tony Bryant, 13 Ashford Lakes Drive, Ashford Lakes Estates. Opposed.

Meredi Jiloty, 105 Windsong Court, Ashford Lakes Estates. Opposed.

Lynne Cilenti, 55 Ashford Lakes Drive, Ashford Lakes Estates. Opposed.

Applicant rebuttal:

Ms. Booker explained how to contact the Developer and how to contact the Homeowners Association. Ms. Booker reiterated that this is a Development of Regional Impact, numerous studies have been prepared for the DRI, there have been numerous County Commission hearings for the DRI; Airport Road is to be a four-lane road and additional commercial development, this has been reviewed as late as September 2021. Ms. Booker reviewed the types of commercial development for the Hunters Ridge DRI.

Board discussion:

Mr. Langelo questioned the impact fees paid within Hunter's Ridge. Ms. Booker explained the proportionate fair share agreement with FDOT, as well as the two impact fees that are paid to both Volusia County and Flagler County for transportation. Mr. Langelo commented that the zoning is in place.

Ms. Booker explained the width of the roadway and explained that there is a sidewalk adjacent to the road.

Mr. Mengel commented that the sidewalk is on the north side of the road, he continued that the sign posting was done by the County and is not allowed to be within the right-of-way.

Mr. Moylan commented that many of the residents came here not understanding the Planning and Development Board's role. The Planning and Development Board is a recommending body, the zoning is vested. If this use were denied, the land owner would then have a claim against the County for denying them due process for developing their own land. Things that could happen are recommendations for improving the impact of the use.

Motion: The Planning and Development Board recommends to the Board of County Commissioners:

Approval of the PUD Site Development Plan and the amendment to the Specific Development Standards for Hunter's Ridge Storage as adopted through an ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING ORDINANCE NO. 2010-07, EXHIBIT 1, PARCEL NUMBER 22-14-31-0000-01010-0110, BY ADOPTING AN AMENDED PUD DEVELOPMENT AGREEMENT; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Subject to the recommended conditions to be incorporated into the Ordinance:

- a. Caution signage on Airport Road;
- b. Vinyl fence at least eight feet tall with landscaping on outside of fence;
- c. Downward lighting;
- d. Operations limited to 8 a.m. to 6 p.m. seven days per week;
- e. Construction between 7 a.m. and sunset daily;

- f. No business occupancy and no residential occupancy;
- g. Recommendation does not include sign ordinance variance; and
- h. Buffer be of a dense vegetative nature that will help to impede sound abutting the residential area, not including the area along the conservation easement.

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carried with 6 votes in the affirmative and 1 nay (Chair Corbett)

9. Quasi-judicial requiring disclosure of ex parte communication:

Application #3302 – **VARIANCE REQUEST IN THE C-2 (GENERAL COMMERCIAL AND SHOPPING CENTER) DISTRICT** – request for variance for monument sign and landscape buffers for Phase II of Airport Commons a multi-tenant retail site to be located at 5625 E. Highway 100 on Parcel Number 08-12-31-0650-000C0-0040; 4.00+/- acres. Owner: Walter Albano, Inc./Applicant: Charlie Faulkner/Agent: Alann Engineering Group, Inc.

VAR-000652-2022

(TRC, PDB)

Board Member disclosures: None

Staff presentation: Adam Mengel, Growth Management Director

Applicant presentation:

Jay Livingston, Livingston and Sword, 391 Palm Coast Parkway SW, Unit 1, Palm Coast, attorney for the developer that has the property under contract. The staff report is a little bit confusing, the original submittal requested 2 signs, however the revised submittal requests 1 sign. The only significant difference between what the County Code requires and what the application is requesting for the Variance is to conform to the City Code. At the time of connection to water there will be a requirement to annex into the City. Mr. Livingston explained that the actual square footage for the sign will be a total of 96 square feet and a variance to reduce the landscape buffer to 17 feet. The western sign shown on the site plan is the sign being requested.

Public comment: None

Mr. Mengel offered a comment that the alternative Variance amount will be 24 square feet.

Motion: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves Application #3302 at 5625 E. Highway 100 (Parcel #08-12-31-0650-000C0-0040) for:

- a. an 8 foot variance to reduce the required landscape buffer along State Road 100 variance from the 25 foot required buffer to 17 feet (the City's minimum buffer is 10 feet); and

- b. a sign variance to allow sign area to exceed 72 square feet for an additional 24 square feet of sign area (96 square feet of total monument sign area).

Motion by: Timothy Connor

Motion 2nd by: Mark Langelo

Vote: Motion carried unanimously.

10. Board Comments: None

11. Staff Comments: Mr. Mengel announced that staff desires to schedule a Special Called meeting on April 26, 2022. Mr. Boyd advised that he will be out of the state in two weeks and for the next regularly scheduled meeting.

12. Public Comments: None

13. Adjournment: Motion to adjourn

Motion by: Mark Langelo.

Meeting adjourned at 9:42 p.m.

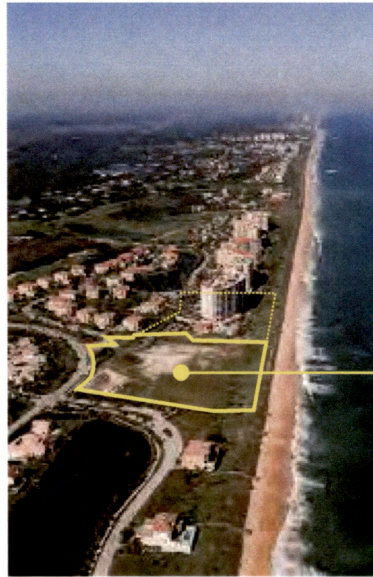
RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

From Steve Davis

The Oceanfront Condo Neighborhood of Hammock Dunes



Application #3253

PUD Site Development Plan for Arezzo at Hammock Dunes
and

Application #3267

Preliminary Plat in the PUD

The Subject Property
is the last undeveloped condominium parcel
in the Hammock Dunes DRI

It is parcel D in the 2005 FINAL Tuscany plat,
and the 2006 SOUTH TOWERS at Hammock Dunes replat

The SOUTH TOWERS PUD Site Development plan
has since 2006 defined the character of the development
and been reflected in Hammock Dunes Master Plan

Hammock Dunes Master Plan and Neighborhoods



Residents of Hammock Dunes rely on: the DRI Master Development Plan; the 2005 FINAL Tuscany Plat; the 2006 SOUTH TOWERS at Hammock Dunes replat; PUD Site Development Plan and the Hammock Dunes MASTER PLAN for ORDERLY DEVELOPMENT administered by Flagler County. The residents of Hammock Dunes rely on Flagler County.

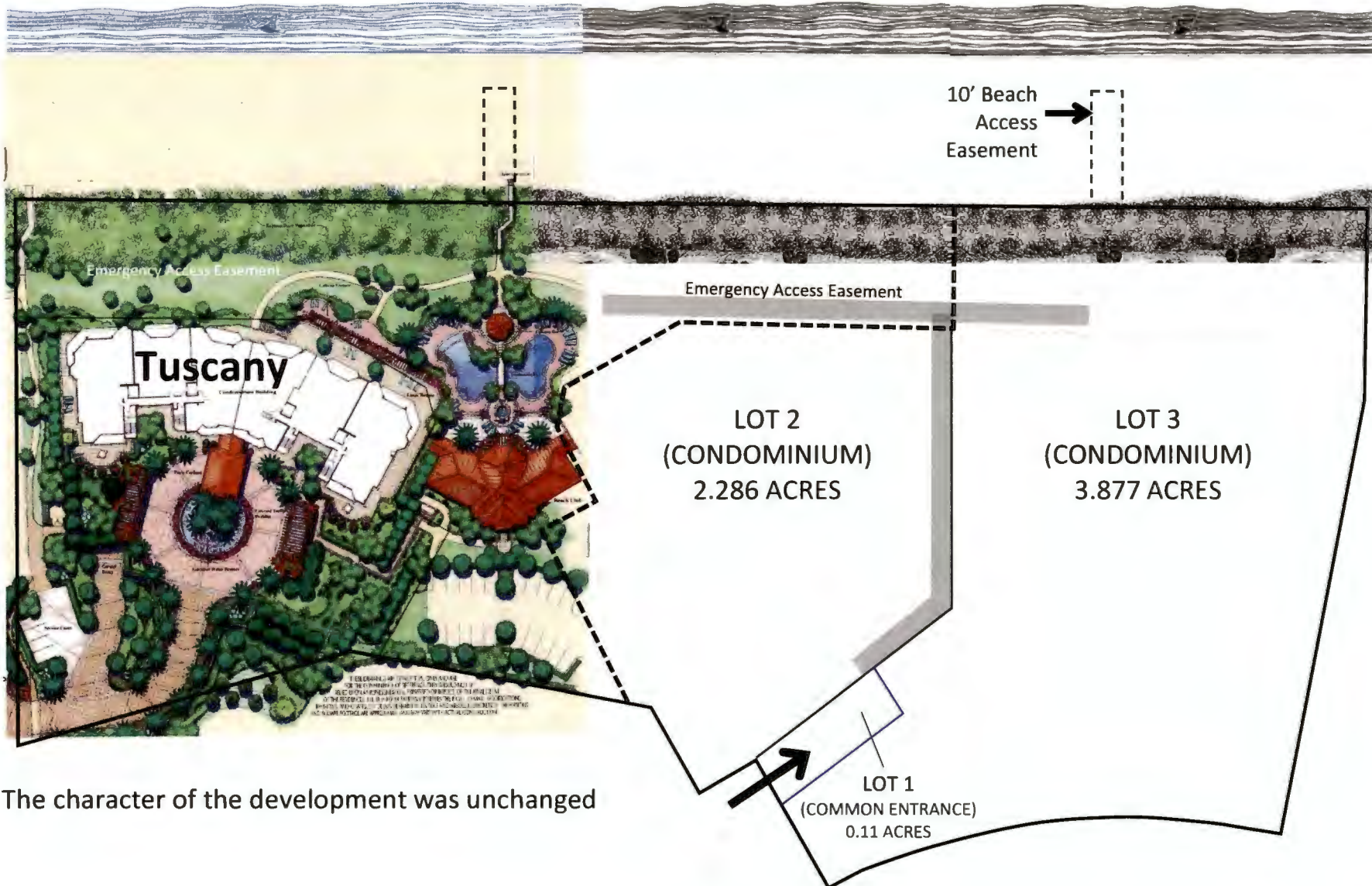
The county can allow changes to the 2005 FINAL plat and 2006 replat **ONLY IF:**

1. The proposed PUD does not adversely affect the orderly development of Flagler County and complies with the applicable Comprehensive Plan goals, objectives and policies; and
2. The proposed 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.

The 2006 SOUTH TOWERS at Hammock Dunes replat

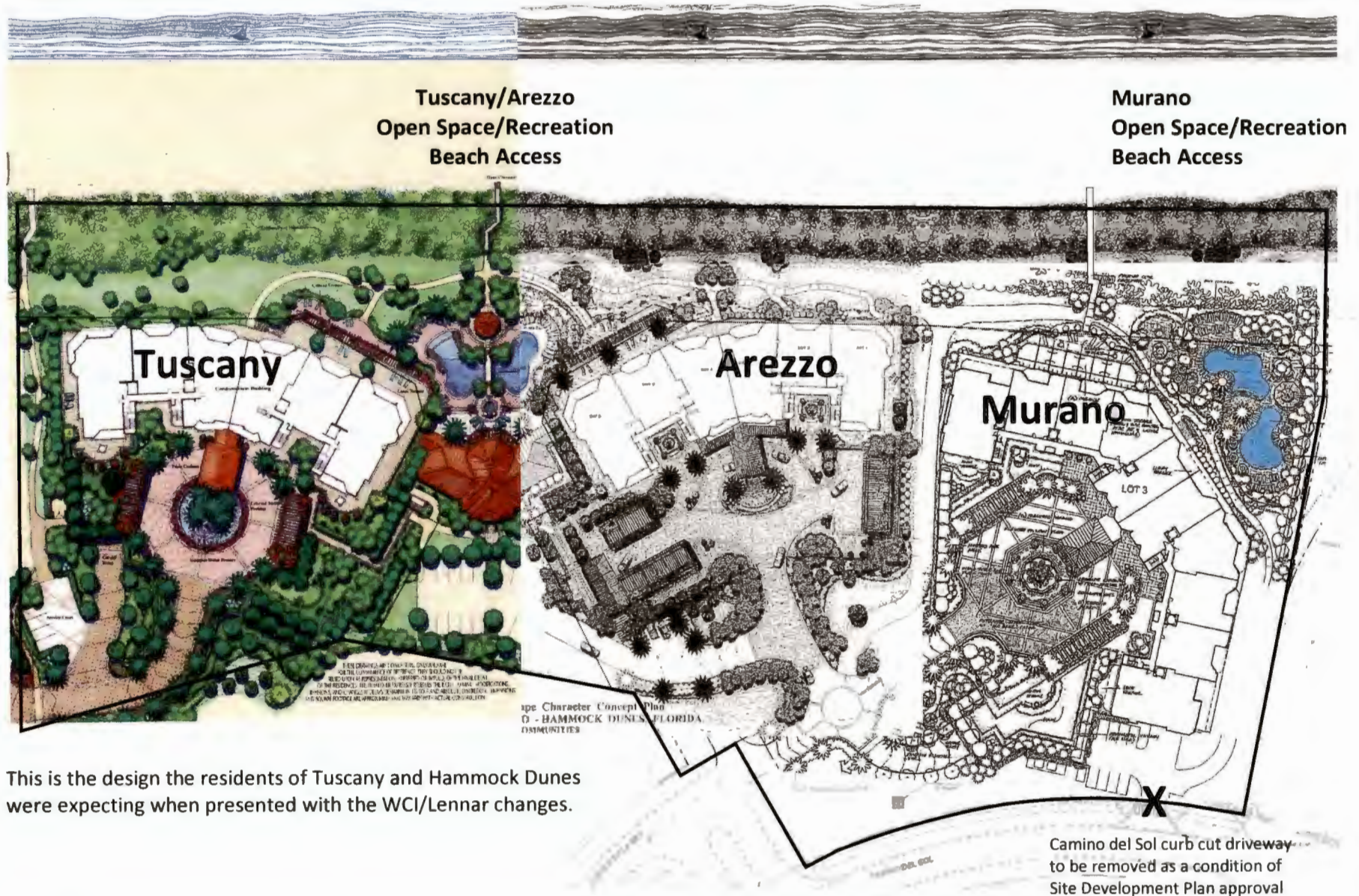
No change to the Master Plan or development character

Minimum Floor Elevations NOT CHANGED - MINIMUM RESIDENTIAL LIVING SPACE FLOOR ELEVATION SHALL NOT BE LOWER THAN 17.50.



The character of the development was unchanged

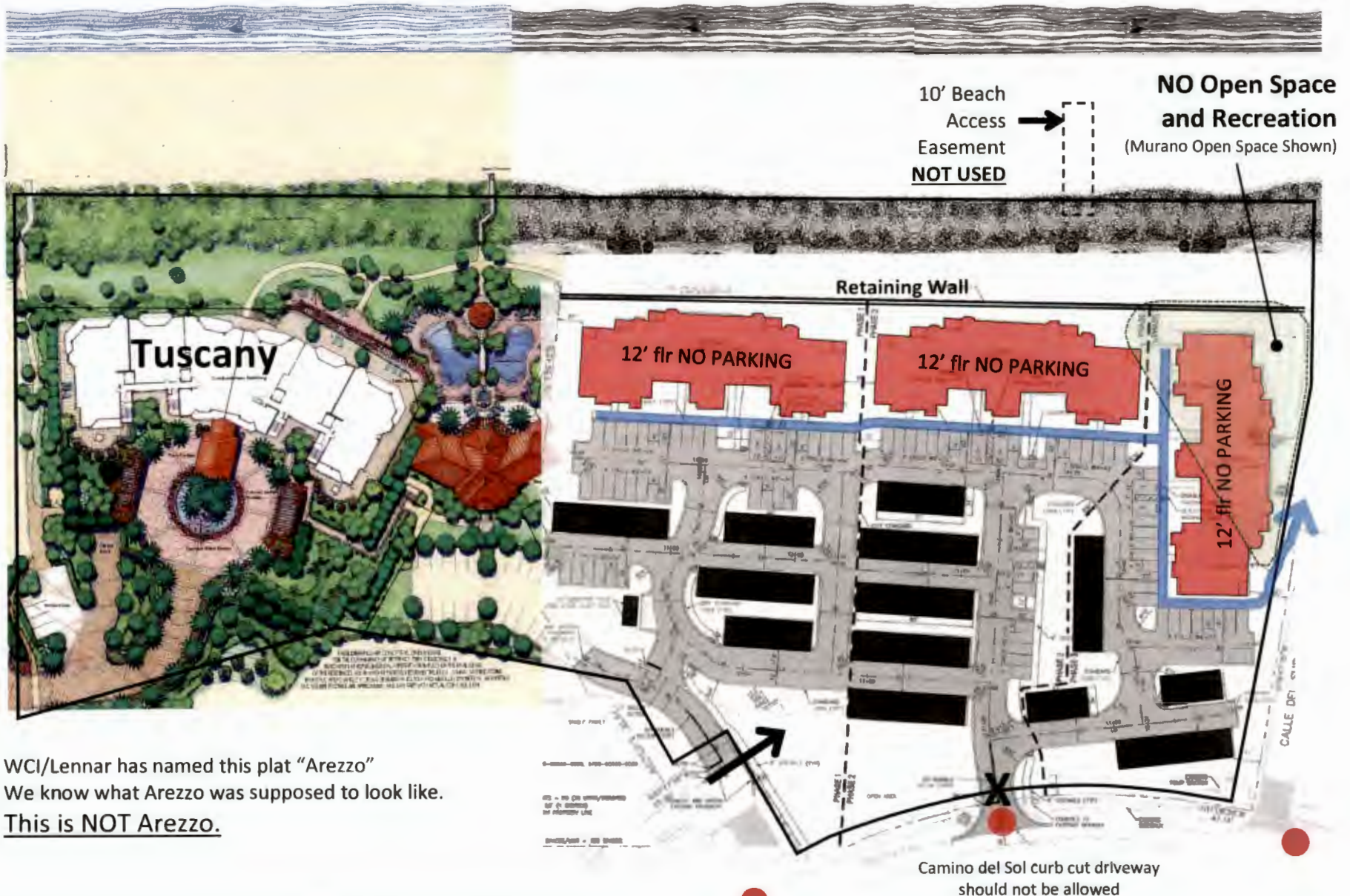
Tuscany and 2006 SOUTH TOWERS at Hammock Dunes PUD Site Development Plan



This is the design the residents of Tuscany and Hammock Dunes were expecting when presented with the WCI/Lennar changes.

WCI/Lennar 2022 proposed PUD Site Development Plan

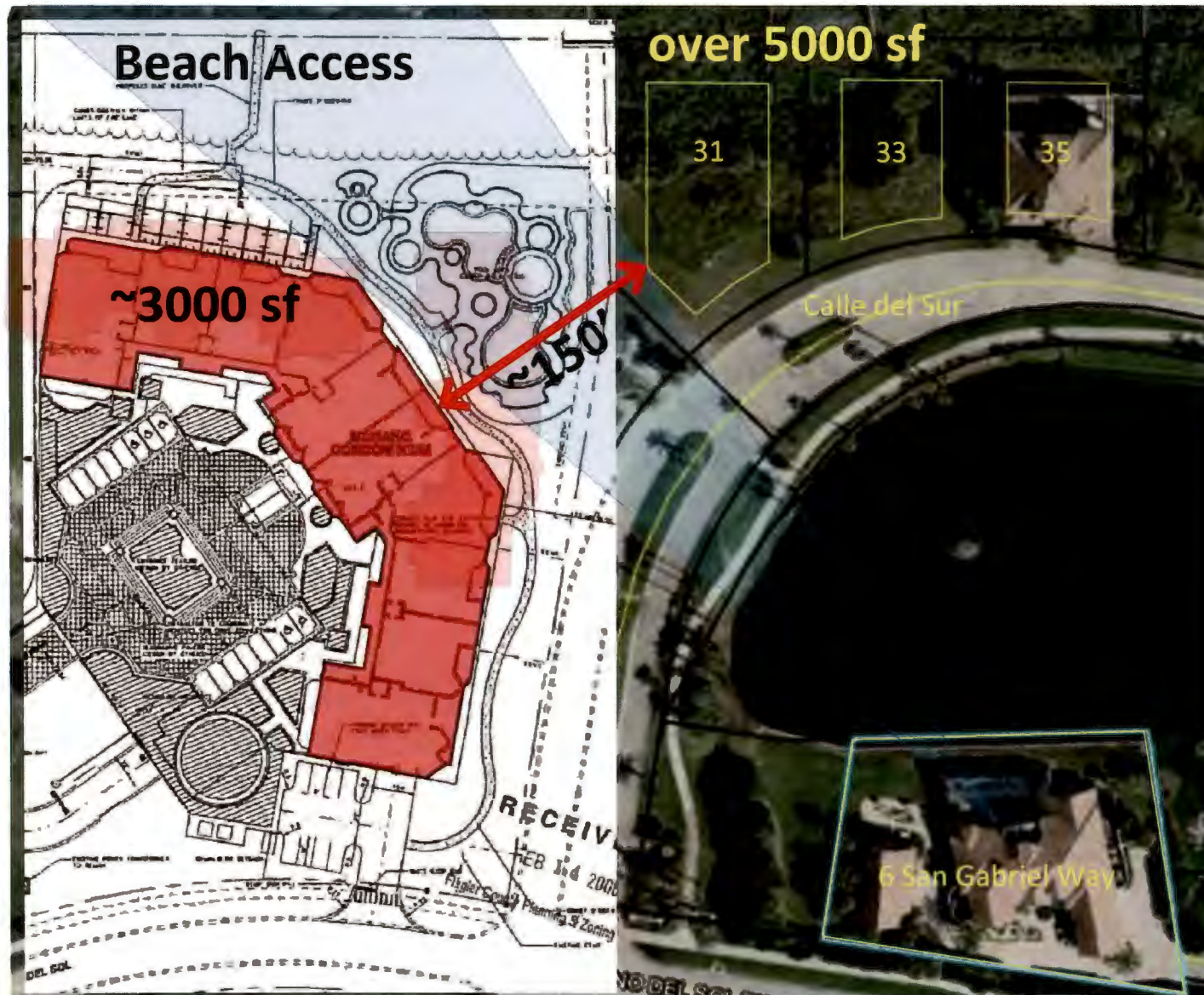
Eliminating the minimum floor elevation requirement causes parking to consume most of the site – no open space/recreation



WCI/Lennar has named this plat "Arezzo"
We know what Arezzo was supposed to look like.
This is NOT Arezzo.

SOUTH TOWERS at Hammock Dunes with Open Space Recreation and Beach Access

The neighbors to the south on Calle del Sur and San Gabriel Way have relied on the Master Plan and PUD Site Development Plan



The open space and recreation in the SOUTH TOWERS Murano PUD Site Development Plan provides an

appropriate relationship

with the Calle del Sur single family homes

The Tuscany FINAL plat and Master Plan is the development the neighbors to the south were expecting.

WCI/Lennar Proposed Site Development Plan with NO Open Space Recreation

The neighbors to the south on Calle del Sur and San Gabriel Way have relied on the Master Plan and PUD Site Development Plan



The lack of open space in the WCI/Lennar proposed PUD Site Development Plan creates an

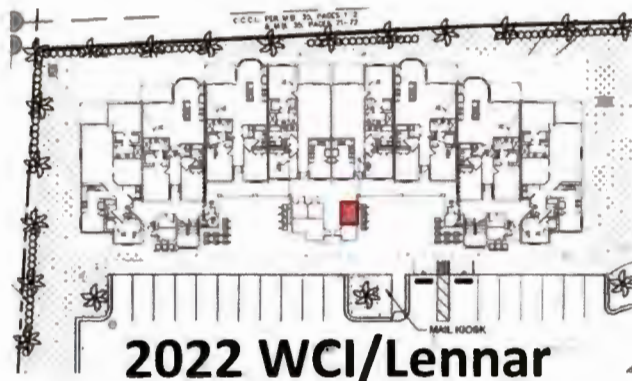
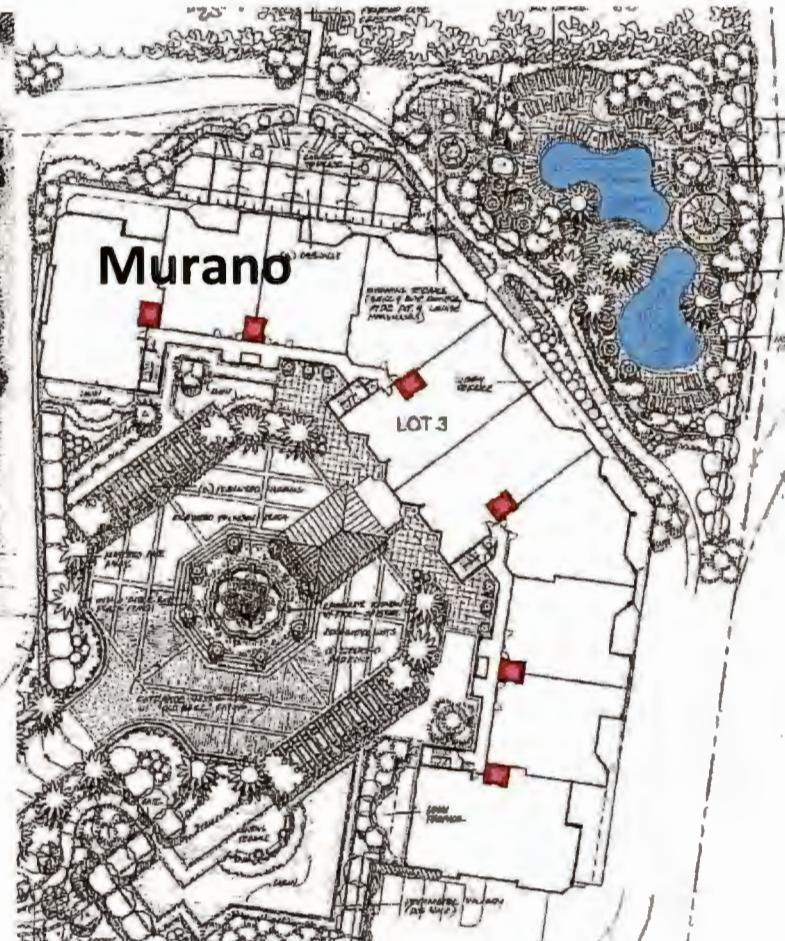
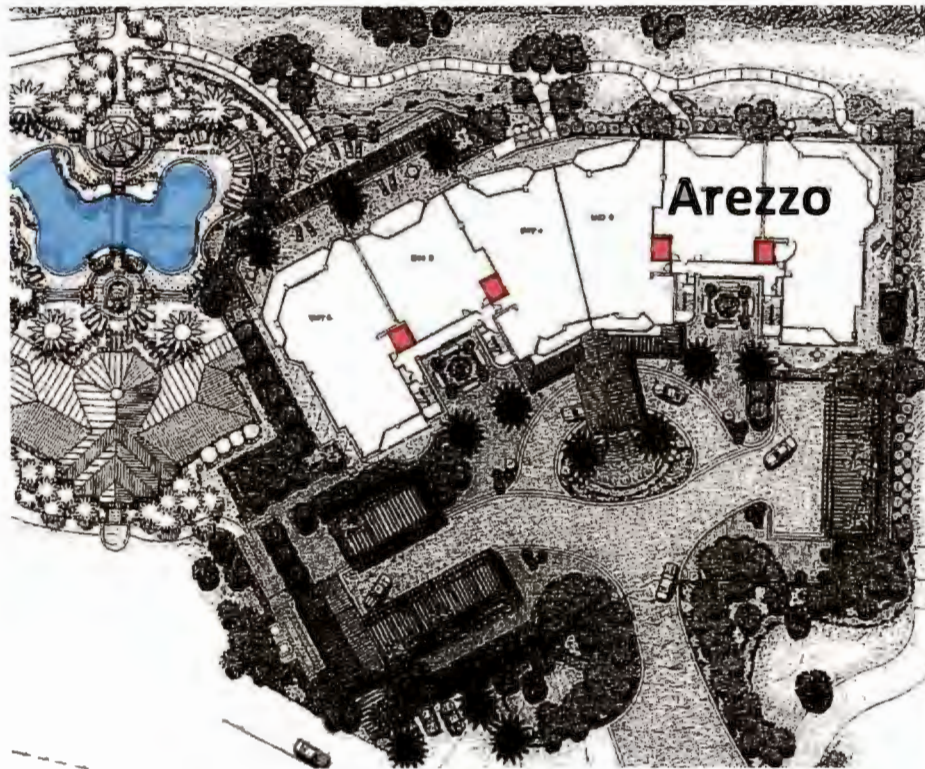
extremely uncomfortable relationship

with the 31 Calle del Sur single family home;

compounded by forcing the entire beach access into the community comfort station instead of providing beach access on the condo parcel

The proposed development plan has a dramatic adverse impact on the neighbors to the south.

WCI/Lennar PUD Site Development Plan Building (lower left below) vs the original Arezzo and Mirano
 Showing landscape concept plans and floor plans

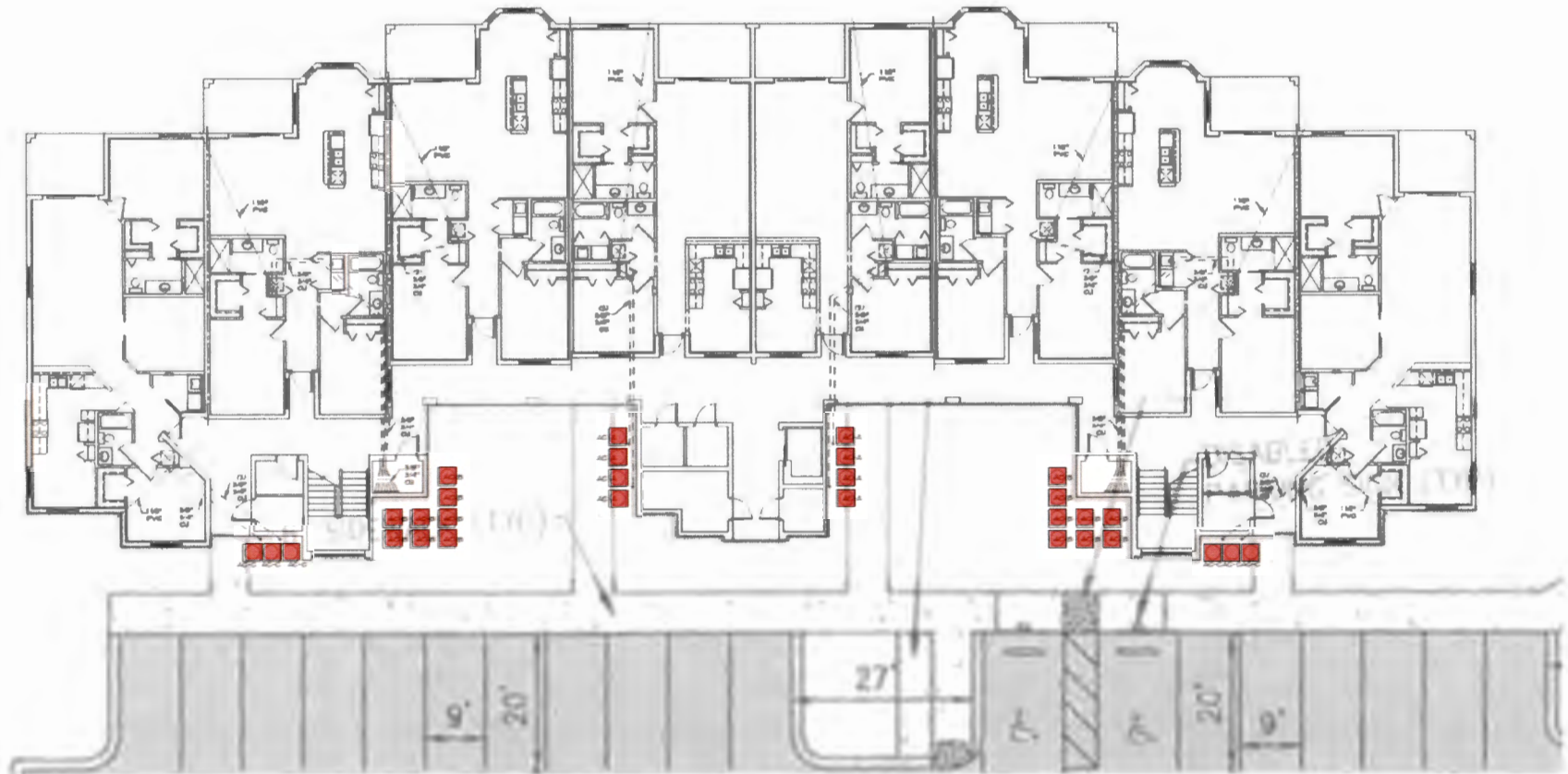


NO Open Space
 NO Recreation
 Minimal landscape
 Small units
 One elevator per bldg.
 Exterior corridors

VS

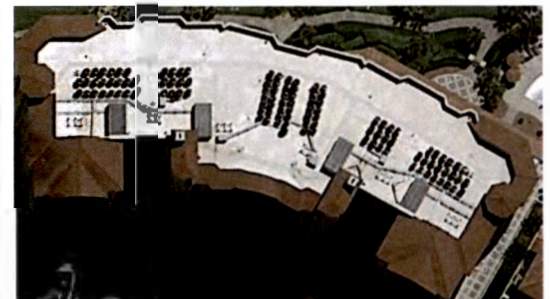
Open Space and Recreation
 Luxury landscape concept
 Large units
 Private elevators (4-6 per building)

WCI/Lennar Building Mechanical Plan with exposed HVAC condensing units



WCI/Lennar buildings have **exposed HVAC condensing units**

Tuscany and all of the other oceanfront condos in Hammock Dunes have their HVAC condensing units **hidden on the roof**



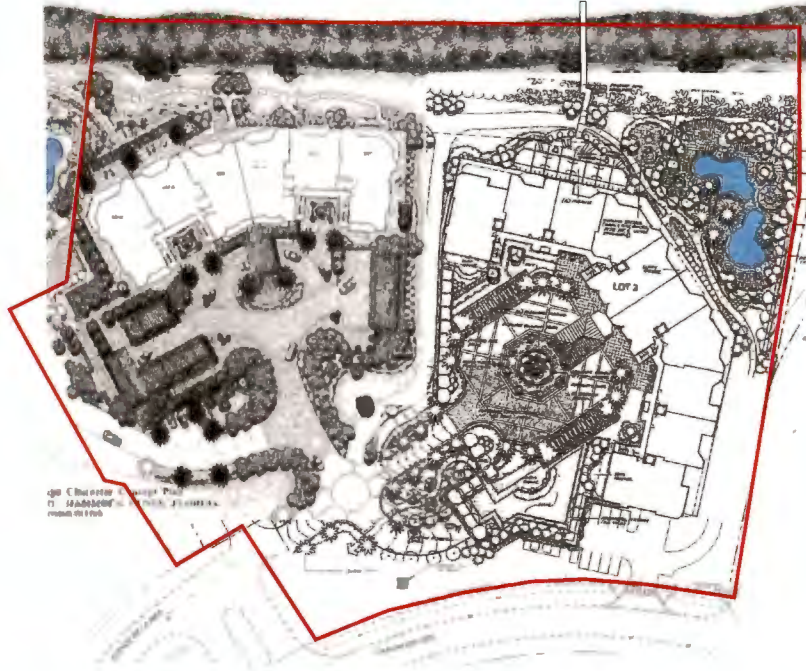
CCCL



Building and Unit Size Comparison

Showing the South Towers replat Site Development Plan and Master Plan vs the WCI/Lennar Proposed Site Development Plan

Master Plan Arezzo Murano



128 units x 2778 sf avg = **355,520** sf TOTAL DEV

Large Two, three, and four bedroom units

Orderly development, with appropriate standards

Maintains character and stability of present and future development in accordance with Master Plan

Open space and recreation in **harmony** with Hammock Dunes

Luxury condo development compatible with neighborhood

WCI/Lennar Proposed Plan



90 units x 1256 sf average = **113,040** sf TOTAL DEV

Very small two and three-bedroom units (80% two-bedroom)

Order disrupted; **orderly development precluded**

Out-of-character with neighborhood;
and a violent disruption of the Master Plan

No open space and recreation; **harmony disturbed**

Low-cost condo development out-of-character with neighbors

The ORDERLY DEVELOPMENT of the 2005 Tuscany Plat in accordance with the Master Plan



- 1) Min residential living space floor elevation – 17.50'
- 2) emergency access to east side of condo buildings
- 3) Common Entrance (Lot 1) from Avenue de la Mur

The character of this example development **is compatible** with Hammock Dunes and respects orderly development; and has **NO adverse affects** on orderly development or health and safety, and **not detrimental** to adjacent properties or neighborhood

Analysis of Flood and Coastal High Hazard Area Risk

Coastal High Hazard Area (CHHA) Mapping

NEFRC Map of Coastal High Hazard Area (2020)

NOTE:

Revisions to the Comprehensive Plan, Planning and Zoning Ordinances and Building Codes in response to the Coastal High Hazard Area mapping shown are expected to require more storm surge resistant design and construction.

Slab-on-grade multi-family development in a Coastal High Hazard Area is inappropriate.

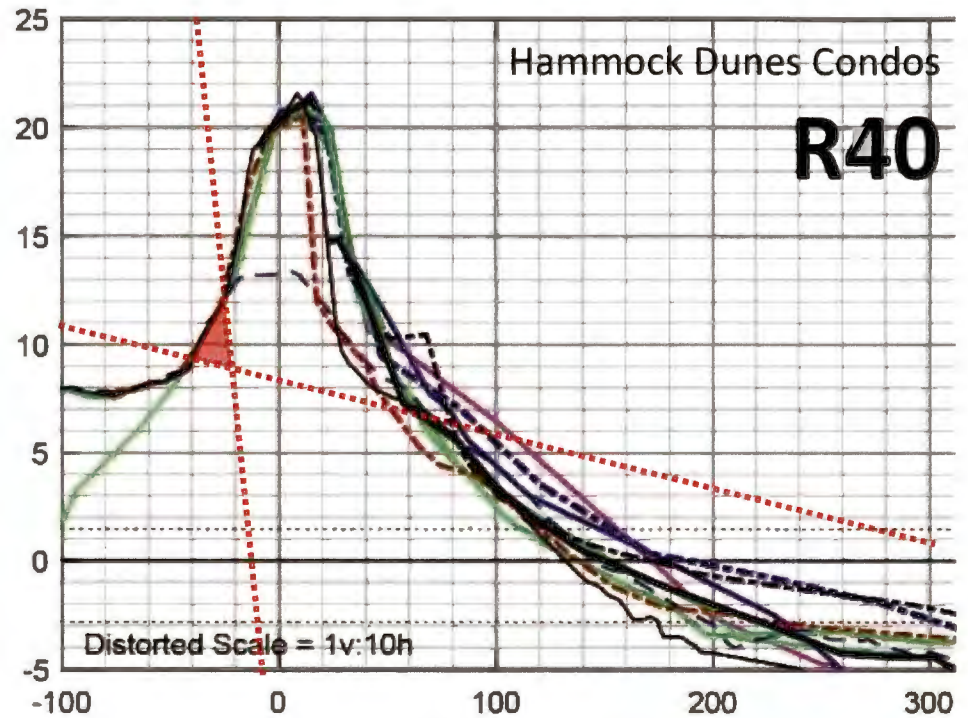
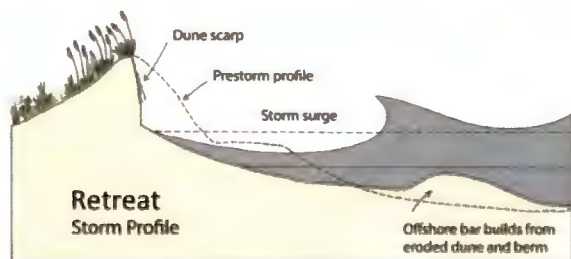
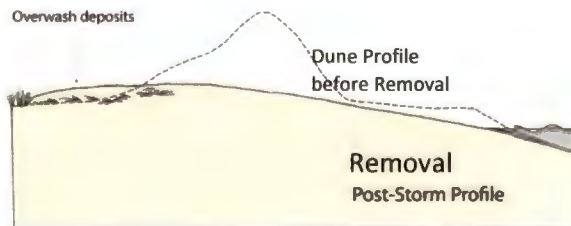
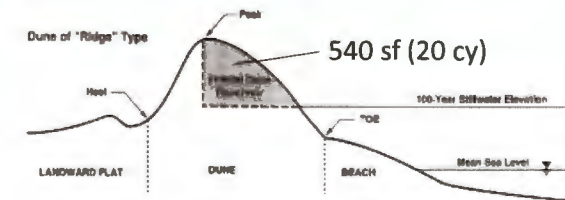
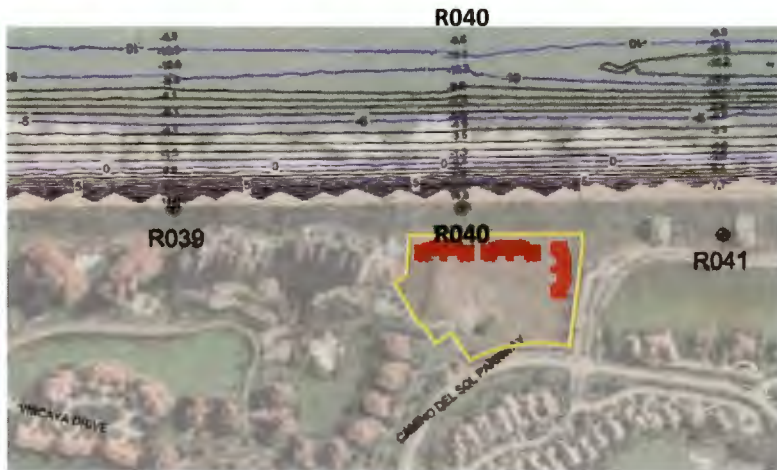


All Multi-family developments in Flagler County on the CCCL on Direct Oceanfront have parking at the ground level with the first residential floor raised one level above grade.

Eliminating the protection of the minimum floor elevations (minimum residential living space floor elevation shall not be lower than elevation 17.50) would add risk and has never been done at any other multi-family building at the CCCL in all of Flagler County.

The added risk to the health and life safety of the residents of these building is unnecessary. (The FDEP 100 yr storm elevation is 17.50').

FEMA 540 Rule Dune Erosion Analysis Predicting Dune Retreat or Removal in 100 year storm



- June 1972 (Oldest Available)
- Dec. 1987
- Aug. 1993
- Aug. 2003
- Oct. 2007
- July 2011
- June 2016 (Pre-Matthew)
- Nov. 2016 (Post-Matthew)
- Jan. 2017
- Sep. 2017 (Post-Irma)
- Apr. 2019

Dune Retreat is predicted to the red lines in the transect above at R40

Removal is threatened in the future

Analysis of Open Space and Recreation in Hammock Dunes Oceanfront Condo Neighborhood

Open Space and Recreation in the Hammock Dunes Condos – North End

Le Jardin, Savona and Portofino

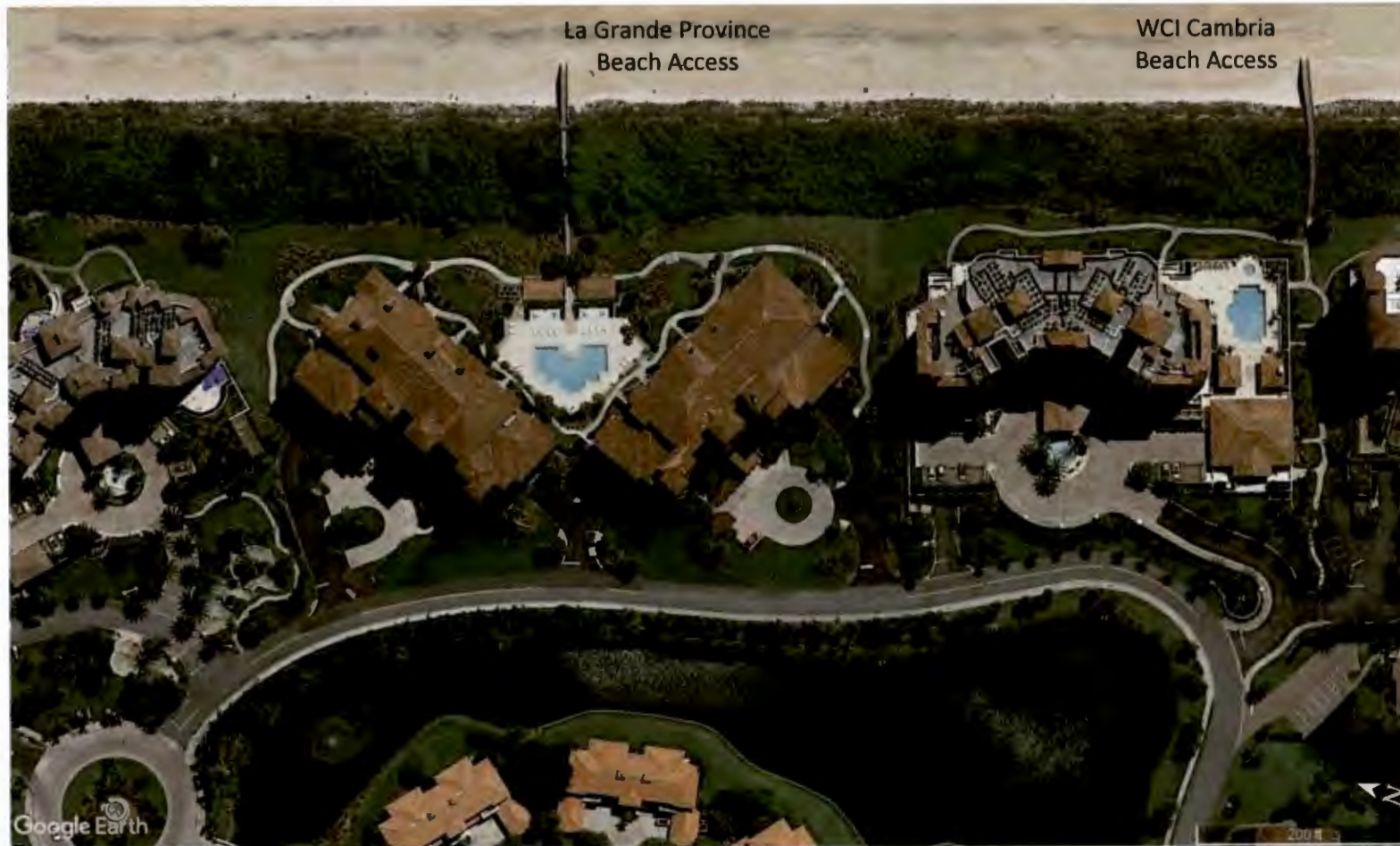


All of the Hammock Dunes Condos shown here have:

- 1) first residential floor elevation raised above parking with very limited surface parking
- 2) significant and impressive open space and recreation
- 3) emergency access to east side of condo buildings

Open Space and Recreation in the Hammock Dunes Condos – Middle

La Grande Province and Cambria



All of the Hammock Dunes Condos shown here have:

- 1) first residential floor elevation raised above parking with very limited surface parking
- 2) significant and impressive open space and recreation
- 3) emergency access to east side of condo buildings

Open Space and Recreation in the Hammock Dunes Condos – South End

Tuscany and South Towers as currently platted, previously planned and an orderly development



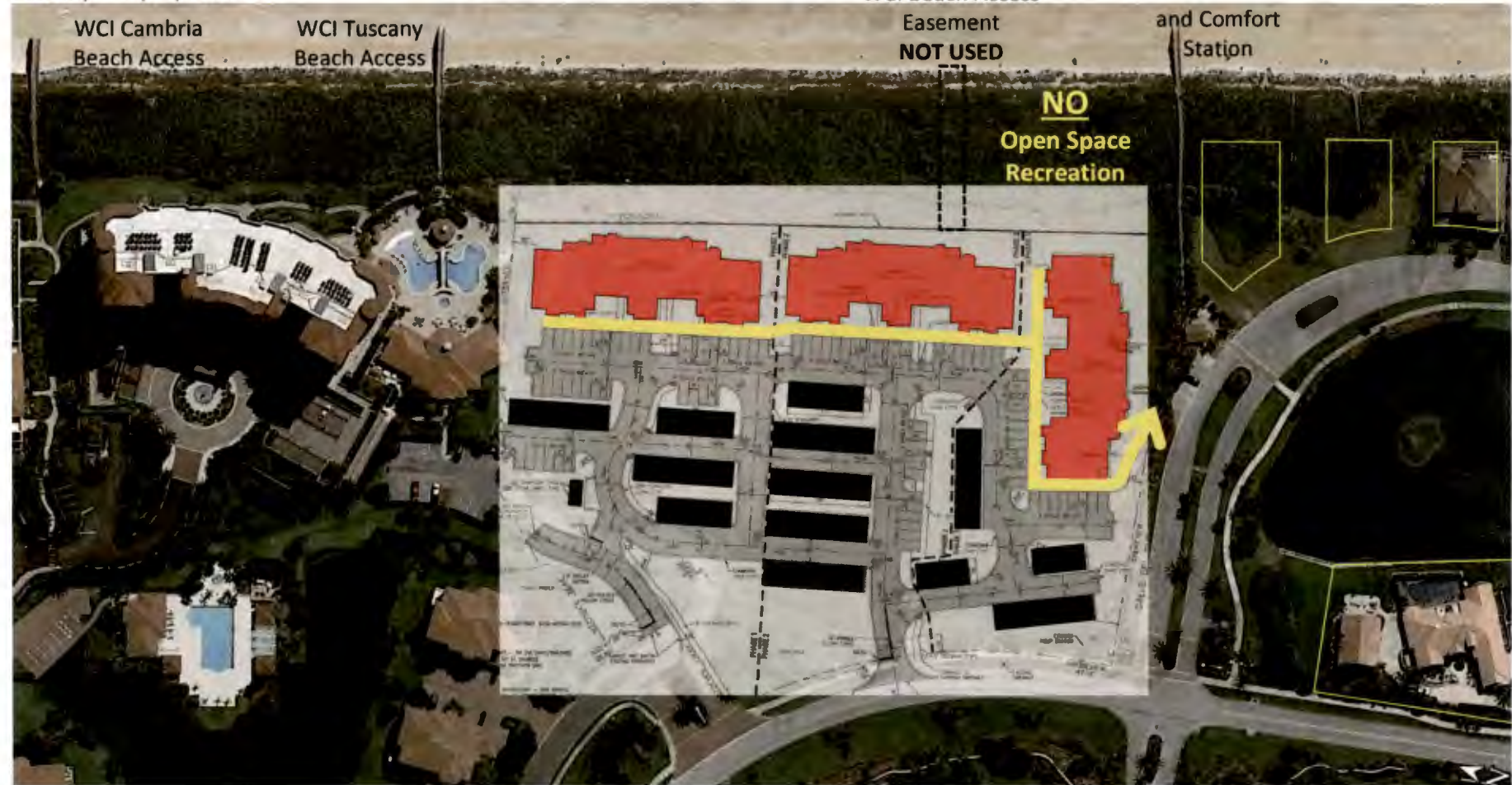
The previously platted, planned Arezzo Tower was to be a mirror image of Tuscany; the future Murano tower was to be unique, but continue with the same MINIMUM FINISH FLOOR ELEVATIONS and therefore, condo development with:

- 1) first residential floor elevation raised above parking with very limited surface parking
- 2) significant and impressive open space and recreation
- 3) emergency access to east side of condo buildings

Hammock Dunes residents in both condos and single family homes have relied on this FINAL plat

NO Open Space and Recreation in the REVISED AREZZO replat

Tuscany and proposed new PUD



Proposed PUD has an unused beach Access Easement. Every other condo has constructed its own beach access.

The applicant is choosing to load its 90 units of recreation into the HDOA community beach access and comfort station. The community beach access and comfort station is one of two for the general Hammock Dunes community and was not sized to accommodate a condo development.

The proposed PUD lacks open space and recreation;

the lack of open space and recreation in the proposed PUD adversely affects orderly development,

and is detrimental to both the adjacent properties and the general neighborhood.

The residents of Tuscany and Hammock Dunes
were promised the SOUTH TOWERS at Hammock Dunes
a high quality development, compatible with the community,
on the last remaining condo parcel in Hammock Dunes.

WCI before its acquisition by Lennar
had an exemplary history in Hammock Dunes,
building most of the condo towers.

WCI/Lennar is proposing to change the character of
Hammock Dunes, a premier community, in northeast Florida.



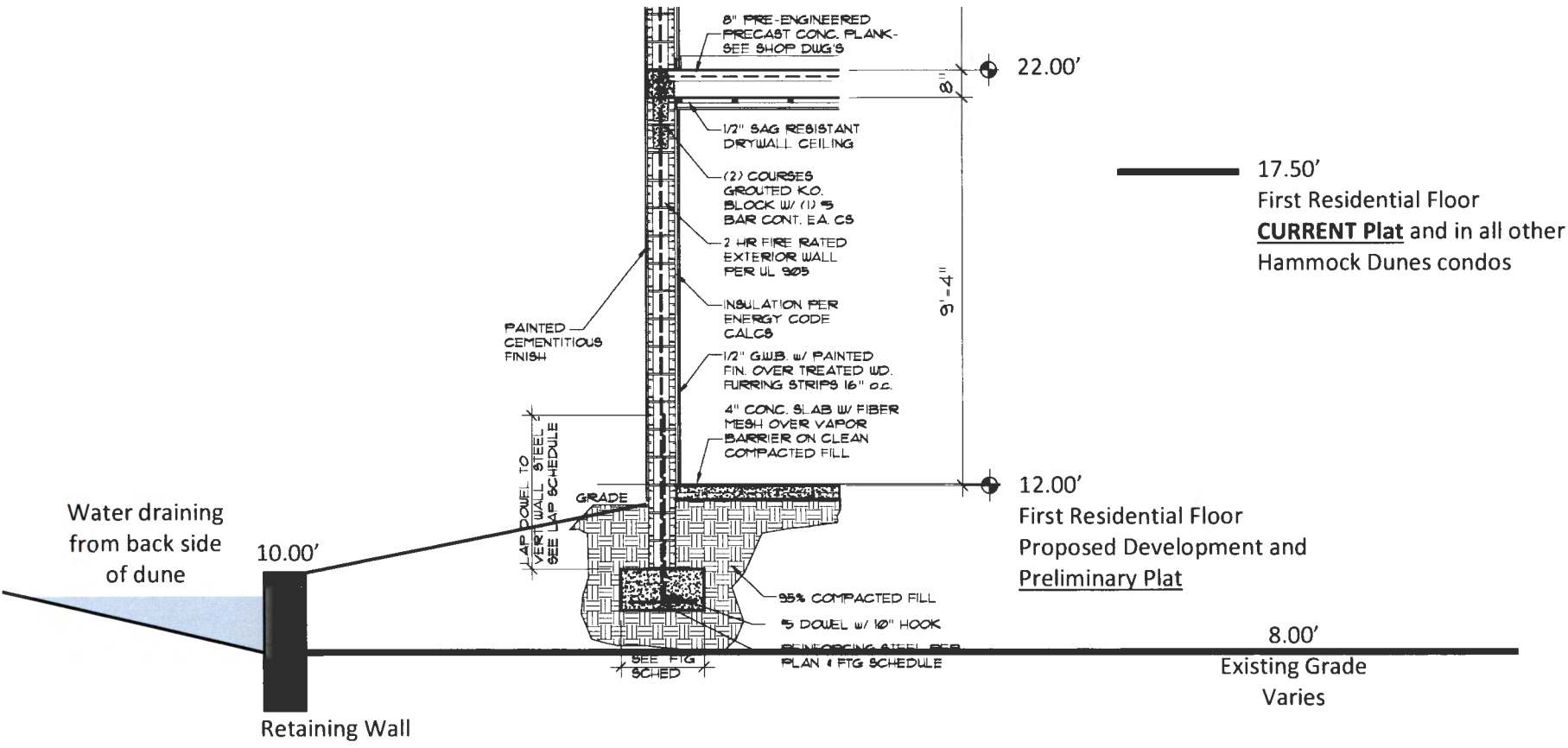
The residents of Tuscany
respectfully request that the Flagler County Planning and Development Board
deny the applications for this PUD and Site Development Plan.

We are not against developing the site;
we very much want to see it developed,
in a manner that is compatible with the character of Hammock Dunes.

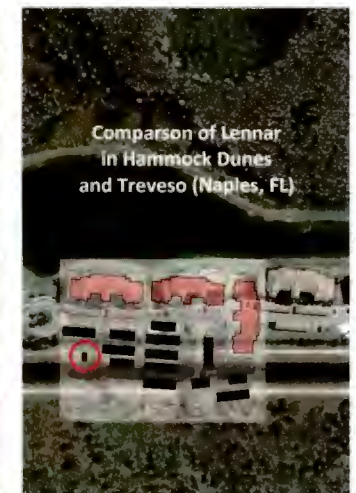
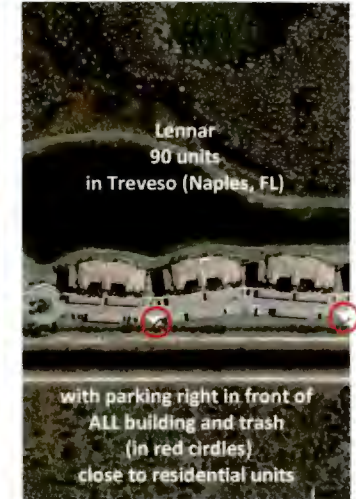
Intentionally Blank

Additional Reference Materials

Applicant's Building Section



Comparison of Lennar development in Treveso (Naples, FL) and Hammock Dunes (all aerals and plans same scale)



The developer's adaptation of the Traveso condos to Hammock Dunes is VERY different the original. The original development had all parking right in front of all buildings; and all trash (red circles) close to the residential units

Cinnamon Beach Example Buildings on Applicant's Preliminary Plat

With parking on the ground floor of the condo buildings



4 six story condo buildings

Units range in size from 1344 to 2003 sf; average unit size is 1743 sf

100 units

100 garage spaces in the ground floor level of the four buildings

100 surface spaces

200 total parking spaces

Increased setbacks

Single entrance at Avenue de la Mer; Less driveway area

Emergency access easement along east side of buildings

Added retention areas to mitigate drainage problems

Character consistent with Hammock Dunes community

The less ORDERLY DEVELOPMENT of the 2005 Tuscany Plat in accordance with Cinnamon Beach example condos



- 1) Min residential living space floor elevation – 17.50'
- 2) emergency access to east side of condo buildings
- 3) Common Entrance (Lot 1) from Avenue de la Mur

The character of this example development **is compatible** with Hammock Dunes and respects orderly development; and has **NO adverse affects** on orderly development or health and safety

The much less ORDERLY DEVELOPMENT of the 2005 Tuscany Plat in accordance with Lennar slab-on-grade condos



- 1) NO Min residential living space floor elevation – slab-on-grade at 12.00'
- 2) NO emergency access to east side of condo buildings
- 3) NO Common Entrance (Lot 1) from Avenue de la Mur

A new plat to clean up land ownership and boundaries is benign; but the changes in conditions noted above are **incompatible with Hammock Dunes** and **adversely affects orderly development**, and **adversely affects health and safety** and is **detrimental to both the adjacent properties and the general neighborhood**.

Section 3.03.20 and 3.04.02 of the Flagler County Land Development Code governs the PUD application and approval process

After the whereas clauses,
the Ordinance approving the PUD will state the following

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

Section 1. FINDINGS

- A. The Board of County Commissioners, pursuant to Section 3.04.02 of the Flagler County Land Development Code, finds as follows:
1. The proposed PUD does not adversely affect the orderly development of Flagler County and complies with the applicable Comprehensive Plan goals, objectives and policies; and
 2. The proposed 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.

Summary of Flagler County Land Development Code

All development be in harmony with the Flagler County Comprehensive Plan

Purpose is to encourage orderly development and promote public health, safety and general welfare.

Provide a residential environment free from incompatible uses, safe from natural and manmade hazards.

Promote planned residential areas in appropriate locations, with appropriate standards and minimum service cost to local governments.

Protect, conserve and develop the natural resources of land, water and air.

Maintain and improve the quality of life for all residents.

Maintain the character and stability of present and future land use through orderly growth and development.

PUD – Planned Unit Development

Purpose of a PUD is to provide an opportunity for innovative urban design techniques, improved land use, protection of valuable natural features of the community, desirable land use, open space, and more economical public services.

The proposed PUD must be in harmony with the Flagler County Comprehensive Plan

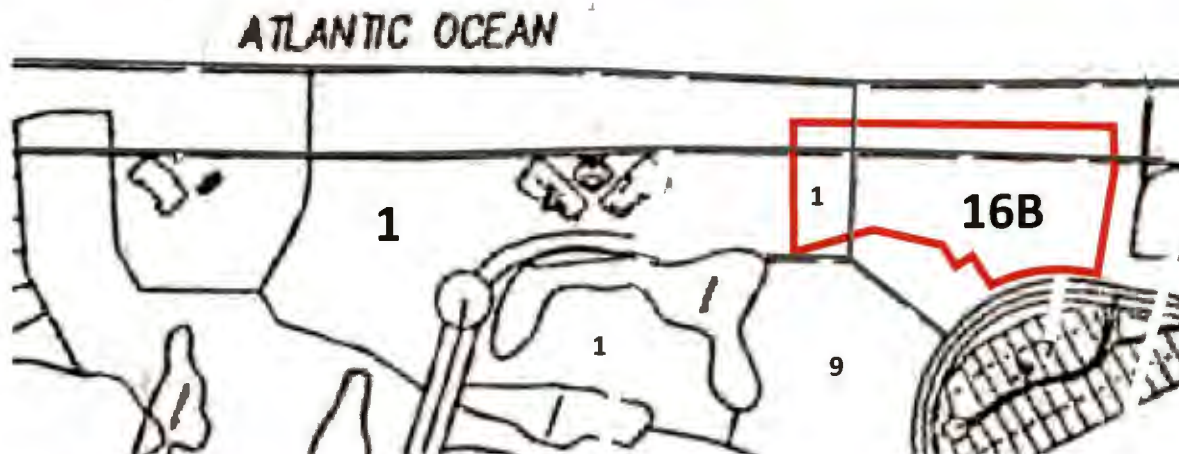
A PUD proposal must contain a written description of the intended plan of development, clearly indicating where approval of the PUD will benefit the future occupants and Flagler County in general.

A PUD proposal must contain a plan for open space and recreational uses.

The Orderly Development of the DRI Master Development Plan and Hammock Dunes Master Plan



**DRI Exhibit 3A
Master Development Plan**
2005 Tuscany FINAL plat overlaid
on DRI Master Development Plan;
Including Cluster 1 and 16



**Hammock Dunes Phase 1
Development Plan**
Cluster 9 Casa Bella grew into Clusters 1
and 16 to the 2005 Tuscany FINAL Plat



Hammock Dunes 2006 Master Plan
Tuscany FINAL plat in red
Tuscany and Arezzo Towers – 12 stories
Future Murano Tower – 7 stories

WCI developed most of the Oceanfront condo towers

under the DRI Development Plan, Hammock Dunes Master Plan and the FINAL Plats of several properties



All of the Hammock Dunes condo towers have **garages under raised floors**

The 2005 FINAL Tuscany plat is developmentally unchanged by the 2006 replat:

The 2006 South Towers replat kept the Minimum Floor Elevations

MINIMUM RESIDENTIAL LIVING SPACE FLOOR ELEVATION

SHALL NOT BE LOWER THAN 17.50



SOUTH TOWERS

SOUTH MID-RISE CONDOS

SOUTH LOW-RISE CONDOS

SOUTH SMALLER CONDOS

SOUTH CHEAPER CONDOS

???

WCI/Lennar is requesting a major change to the Tuscany **SOUTH TOWERS** PUD Development Plan.

Removing the minimum floor elevation, eliminating open space recreation, and more.

They can ask for anything; how much change is too much; can they do anything they want?

Can the "SOUTH TOWERS" become the "???"?

... Just because a developer claims that is what there is a market for. Serious question.

The WCI/Lennar proposed PUD and Site Development Plan is in the middle of a DRI. A mature DRI.

The Tuscany FINAL plat has a PUD Site Development Plan.

The SOUTH TOWERS at Hammock Dunes is a minor replat with a PUD Site Development Plan

The "SOUTH TOWERS" are explicitly grandfathered as vested in the Essentially Built-Out Agreement.

Land Development Permit No. 2006030199

WCI/Lennar has a perfect right to build the SOUTH TOWERS at Hammock Dunes.

Why are they changing the PUD Development Plan?

2007/2008 Recession

Caused very Hard Times for WCI and Hammock Dunes

Arezzo was cancelled; the last units in Tuscany were sold at discount;

many le Jardin contracts didn't close; major financial problems for WCI

August 5, 2008 WCI filed for bankruptcy; August 31, 2009 WCI came out of bankruptcy



Le Jardin
heavily discounted



Tuscany
discounted



Arezzo
Cancelled
Deposits returned



Murano
Cancelled

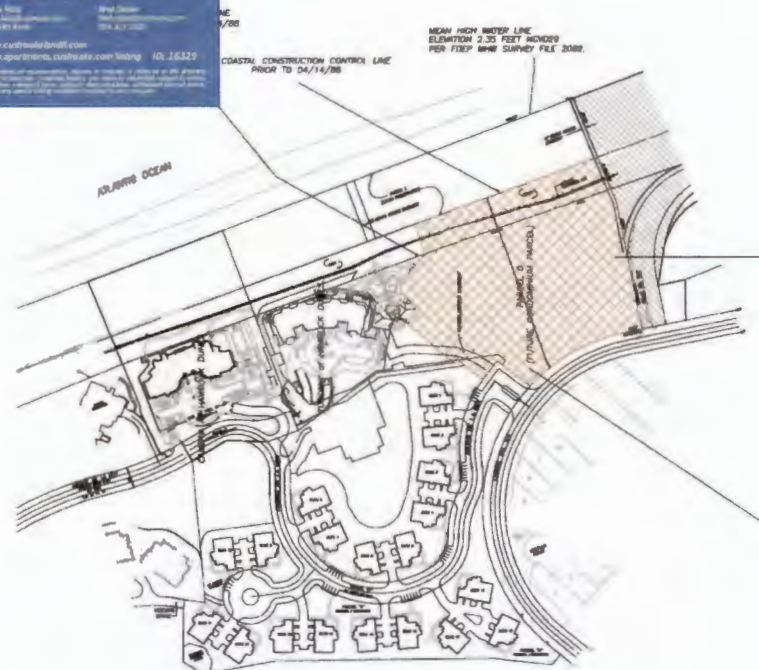
The sales center in Hammock Dunes was closed for an extended period.
The Hammock Dunes Owners Association eventually bought the building and reopened the sales center with Southern States Management as its tenant

Was consistent with the 2005 FINAL Tuscany plat, the 2006 replat and PUD Site Development Plan and the Hammock Dunes MASTER PLAN



No change in Hammock Dunes Master Plan.

**Continued reliance on
ORDERLY DEVELOPMENT
in accordance with
2005 FINAL Plat,
2006 replat,
PUD Site Development Plan
and MASTER PLAN**



AREZZO TOWER
64 UNITS
2.28 AC
12 STORIES

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

CAMBRIA CONDOMINIUMS AT HAMMOCK DUNES
We, the residents of A want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as "the plats"), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3235 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi-family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

App # 3253 and #3267

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Terry L. Overbey (print)

Signature: [Signature]

Unit Number: 806

Name: Lynette R. Overbey (print)

Signature: [Signature]

Unit Number: 806

Name: Harold C Neas (print)

Signature: [Signature]

Unit Number: 1

Name: Donna Neas (print)

Signature: [Signature]

Unit Number: Cambria 803

Name: Susan Davis (print)

Signature: [Signature]

Unit Number: #1002

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Lorraine Dungan (print) LORRAINE DUNGAN

Signature: LORRAINE DUNGAN

Unit Number: 102

Name: William Dungan (print)

Signature: William R Dungan

Unit Number: 102

Name: MARK HERBERT (print)

Signature: Mark Herbert

Unit Number: 906

Name: Jeanie Herbert (print)

Signature: Jeanie Herbert

Unit Number: 906

Name: BRUCE A. DAVIS (print)

Signature: Bruce A Davis

Unit Number: 1002

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: MARJORIE DeTemple (print)

Signature: Marjorie DeTemple

Unit Number: 905

Name: Jane E Hess (print)

Signature: Jane E. Hess

Unit Number: 305

Name: ELIZABETH NADER (print)

Signature: Elizabeth Nader

Unit Number: 205

Name: KERRY Mihalik (print)

Signature: Kerry Mihalik

Unit Number: 205

Name: ELIZABETH MUNRO (print)

Signature: Elizabeth Munro

Unit Number: 502

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Judi Wormeck (print)

Signature: Judi Wormeck

Unit Number: 1102

Name: KARL WORMECK (print)

Signature: Karl Wormeck

Unit Number: 1102

Name: RENE MCABE (print)

Signature: [Signature]

Unit Number: 402

Name: Toni McCabe (print)

Signature: Toni A McCabe

Unit Number: 402

Name: ARM AREA (print)

Signature: [Signature]

Unit Number: 605

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: THOMAS R. AINSWORTH (print)

Signature: [Signature]

Unit Number: 705

Name: DEBORAH L. AINSWORTH (print)

Signature: [Signature]

Unit Number: 705

X Name: David Klimisch (print)

Signature: [Signature]

Unit Number: 704

X Name: Steve Parks (print)

Signature: [Signature]

Unit Number: 505

Name: Theressa Parks (print)

Signature: [Signature]

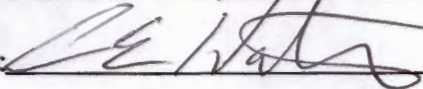
Unit Number: 505

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: CHUCK WATSON (print)

Signature: 

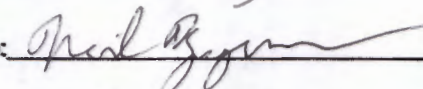
Unit Number: 1006

Name: PAMELA L. WATSON (print)

Signature: Pamela L. Watson

Unit Number: 1006

Name: Neil Youngerman (print)

Signature: 

Unit Number: 904

Name: Debbie Haxman Youngerman (print)

Signature: Debbie Haxman Youngerman

Unit Number: 904

Name: GARTH BARROWS (print)

Signature: GARTH BARROWS

Unit Number: 703

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, Fl. 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Jonathon W. Hall (print)

Signature: Jonathon W. Hall

Unit Number: 501

Name: Anne Sewell (print)

Signature: Anne Sewell

Unit Number: 1101

Name: George Davis (print)

Signature: George Davis

Unit Number: 203

Name: Marcia Matusky (print)

Signature: Marcia Matusky

Unit Number: 601

Name: John Mark (print)

Signature: John Mark

Unit Number: 706

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Patricia Bierut-Daren (print)

Signature: [Signature] PBD

Unit Number: #606

Name: Robert Daren (print)

Signature: [Signature]

Unit Number: 606

Name: Paul CATU (print)

Signature: [Signature]

Unit Number: 303

Name: Nancy Katz (print)

Signature: [Signature]

Unit Number: 403

Name: C. ARCEO M.D. (print)

Signature: [Signature]

Unit Number: 403

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, Fl. 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Susan Rosenberg (print)

Signature: *Susan L Rosenberg*

Unit Number: 206

Name: John J. Hynes (print)

Signature: *John J Hynes*

Unit Number: 202

Name: Michael Santarone (print)

Signature: *Michael Santarone*

Unit Number: 903

Name: Irene Hynes (print)

Signature: *Irene Hynes*

Unit Number: 201

Name: ~~Russ Rosenberg~~ (print)

Signature: *Russ Rosenberg*

Unit Number: 206-

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Krista Libby (print)

Signature: [Signature]

Unit Number: 801

Name: Steve Libby (print)

Signature: [Signature]

Unit Number: 801

Name: Veronica Dozier (print)

Signature: [Signature]

Unit Number: 406

Name: Tim Dozier (print)

Signature: [Signature]

Unit Number: 406

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: VLADIMIR W. GREEN (print)

Signature: V.W. Green

Unit Number: 1005

Name: RIMMA GREEN (print)

Signature: [Signature]

Unit Number: 1005

Name: KERES M. Dutton (print)

Signature: K. M. Dutton

Unit Number: 101

Name: John Costanzo (print)

Signature: John J. Costanzo

Unit Number: 101

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, Fl. 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: WAYNE J. ROEDER (print)
Signature: Wayne J. Roeder
Unit Number: 302

Name: JANET M. ROEDER (print)
Signature: Janet M. Roeder
Unit Number: 302

Name: _____ (print)
Signature: _____
Unit Number: _____

Name: _____ (print)
Signature: _____
Unit Number: _____

Name: _____ (print)
Signature: _____
Unit Number: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Cambria Condominium
19 Avenue de la Mer
Palm Coast, FL 32137

We, the undersigned Cambria Condominium owners, request Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Rick McGlone (print)

Signature: [Signature]

Unit Number: 401

Name: Barbara McGlone (print)

Signature: Barbara McGlone

Unit Number: 401

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

We, the residents of Casa Bella Neighborhood want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as 'the plats'), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3235 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

App# 3253 and #3267

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Heidi Benchimol (Print)

Signature: Heidi Benchimol

Street Address: 1160 Avenue de la Mer #1902

Name: G.M. Benchimol (Print)

Signature: [Signature]

Street Address: 1160 Ave de la Mer #1902

Name: CARMINE TAGLIAPIELA, JR. (Print)

Signature: [Signature]

Street Address: 175 Ave de la Mer Palm Coast FL 32137

Name: Patricia Bschon (Print)

Signature: ~~175 Ave de la Mer~~ Patricia Bschon

Street Address: 175 Ave de la Mer 303 Palm Coast FL 32137

Name: Barbara Flessner (Print)

Signature: Barbara Flessner

Street Address: 20 Casa Bella Circle Unit 903

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Kirsten + Kinsley Sykes (Print)

Signature: [Signature]

Street Address: 150 Ave de la Mer #1803, PC 32137

Name: Joseph R. Berry (Print)

Signature: [Signature]

Street Address: 150 Avenue De La. Mer # 1802, PC 32137

Name: Richard Sapienza (Print)

Signature: [Signature]

Street Address: 150 Ave de la Mer 1801 PC 32137

Name: MARK Kelly (Print)

Signature: [Signature]

Street Address: 35 CASA BELLA CIRCLE #1202 P.C. FL

Name: Pavel Sout (Print)

Signature: [Signature]

Street Address: 160 Ave De la Mer #1903

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.


We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: DIANE VEILLEUX (Print)

Signature: D. Veilleux

Street Address: 105, Ave de la Mer, # 803

Name: FRANCOIS VILLEMAIRE (Print)

Signature: 105, Ave de la Mer, # 803 

Street Address: F. VILL 

Name: John Lyle (Print)

Signature: John Lyle

Street Address: 185 Ave de la Mer #202

Name: Karen Lyle (Print)

Signature: Karen Lyle

Street Address: 185 Ave. de la Mer #202

Name: Linda Williams (Print)

Signature: Linda Williams

Street Address: 115 Ave. de la Mer #703

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: ANDREW WOZNIAK (Print)

Signature: Andrew Wozniak

Street Address: 165 AVE. DE LA MER #401

Name: Deborah W May (Print)

Signature: Deborah W May

Street Address: 125 Ave de la Mer #603

Name: _____ (Print)

Signature: Edwin H May III

Street Address: 125 Ave de la Mer #603

Name: EDWIN H MAY III (Print)

Signature: [Signature]

Street Address: 125 AVENUE de la Mer #603

Name: Barry Williams (Print)

Signature: Barry Williams

Street Address: 115 AVE De La Mer #703

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Karen Bodge (Print)

Signature: Karen Bodge

Street Address: 135 Avenue de la Mer Unit 501

Name: FRED W BODGE (Print)

Signature: Fred Bodge

Street Address: 135 Ave de la Mer unit 501

Name: Keith McAdoo (Print)

Signature: Keith McAdoo

Street Address: 195 Avenue De LA Mer - #103

Name: DEAN McAdoo (Print)

Signature: Dean McAdoo

Street Address: 195 Avenue De LA Mer - #103

Name: DEAN McAdoo (Print)

Signature: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Linda Sprague (Print)

Signature: L Sprague

Street Address: 165 Avenue De La Mer #402

Name: Ray Sprague (Print)

Signature: RS

Street Address: 165 Avenue De La Mer #402

Name: ALAN ARCHER (Print)

Signature: Alan Archer

Street Address: 175 AVENUE DE LA MER #301

Name: LAURA ARCHER (Print)

Signature: L Archer

Street Address: 175 AVENUE DE LA MER #301

Name: WALTER WOZNIAK (Print)

Signature: Walter Wozniak

Street Address: 165- AVE. DE LA MER #401

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Chris Frisner (Print)

Signature: [Signature]

Street Address: 20 Casa Bella Circle #907

Name: Robin Sullivan (Print)

Signature: [Signature]

Street Address: 20 Casa Bella Circle #901

Name: Howard Sullivan Howard Sullivan (Print)

Signature: [Signature]

Street Address: 20 Casa Bella Cir. Unit 901

Name: Vaughan Delk (Print)

Signature: [Signature]

Street Address: 30 Casa Bella Circle #1003

Name: Maween Delk (Print)

Signature: [Signature]

30 Casa Bella Circle #1003

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Jacqueline Churchill (Print)

Signature: J Churchill

Street Address: 30 CASA BELLA CIR. #1002 Palm Coast, FL

Name: BARBARA A. WICKHAM (Print)

Signature: Barbara A. Wickham

Street Address: 25 CASA BELLA CIRCLE #1302 PALM COAST, FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Aaron Taylor (Print)

Signature: [Signature]

Street Address: 115 Ave De Laller Unit #701

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Teresa & John Flynn (Print)

Signature: 

Street Address: 130 Avenue de la Mer #1602

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Rosy Murphy (Print)

Signature: Rosy Murphy

Street Address: 15 CASA BELLA CIR #1402
PALM COAST FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

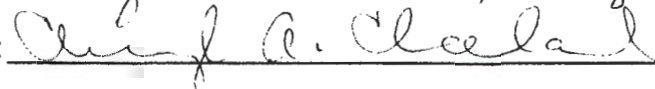
We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Kenneth K Cleeland, Avington (Print)

Signature: 

Street Address: 135 Avenue de la Mer 502

Name: Cheryl A. Cleeland, Living Trust (Print)

Signature: 

Street Address: 135 Avenue de la Mer, # 502

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned owners in the Casa Bella neighborhood located in Hammock Dunes, Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: MONTY ENGLER (Print)

Signature: [Signature]

Street Address: 120 Avenida Mer #1501, Palm Coast, FL 32137

Name: JOAN MANNION (Print)

Signature: [Signature]

Street Address: 120 Avenida Mer #1501, Palm Coast, FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Name: DAVID M. TAYLOR (print)

Signature: David M Taylor

Unit Number: 1901

Name: Jean A. TAYLOR (print)

Signature: Jean A Taylor

Unit Number: 1901

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

GRANADA ESTATES AT HAMMOCK DUNES
We, the residents of A want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as "the plats"), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3235 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi-family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

App #3253 and #3267

Name: BARTON LA ROSE (print)

Signature: Barton La Rose

Unit Number: 21 VIA ROMA

Name: Helen LA ROSE (print)

Signature: Helen La Rose

Unit Number: 21 VIA ROMA

Name: Karyn Jacobs (print)

Signature: Karyn Jacobs

Unit Number: 20 VIA ROMA

Name: JAMES JACOBS (print)

Signature: James Jacobs

Unit Number: 20 VIA ROMA

Name: _____ (print)

Signature: _____

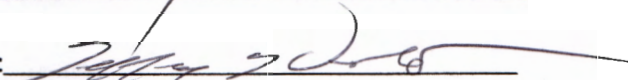
Unit Number: _____

RECEIVED

APR 12 2022

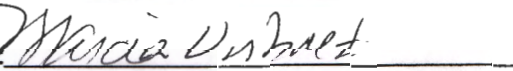
Flagler County
Planning & Zoning Dept.

Name: JEFFREY J. VORHOLT (print)

Signature: 

Unit Number: 13 VIA ROMA

Name: MARCIA VORHOLT (print)

Signature: 

Unit Number: 13 Via Roma

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Granada Estates neighborhood at Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WC Communities pursuant to the attached petition:

Name: EDWIN T. ROBINSON (Print)

Signature: Edwin T. Robinson

Street Address: 23 SAN GABRIEL LN.

Name: MARLENE M. ROBINSON (Print)

Signature: Marlene M Robinson

Street Address: 23 SAN GABRIEL LN

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

LAGRANDE CONDOMINIUMS AT HAMMOCK DUNES
We, the residents of A want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as "the plats"), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3235 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi-family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

App #3253 and #3267

Name: David Yoder (print)

Signature: David Yoder

Unit Number: Unit 2202

LaGrande Provence II

Name: Anne de Oejo (print)

Signature: Anne de Oejo

Unit Number: 2407 - LaGrande Provence II

Name: John G. Baab (print)

Signature: John G. Baab

Unit Number: 2406 LaGrande Provence II

Name: Jean M. Armstrong (print)

Signature: Jean M. Armstrong

Unit Number: 2401

LaGrande Provence II

Name: MILAN KHOTRAS (print)

Signature: Milan Khotras

Unit Number: 2402

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Name: M. SCOTT HILLYARD (print)

Signature: [Signature]

Unit Number: LAGRANDE PROVENCE
1301

Name: DANIEL J NEEDHAM (print)

Signature: [Signature]

Unit Number: 2402 LAGRANDE PROVENCE II

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: WILLIAM H. HUMPHREYS (Print)

Signature: Will. H. Humphreys

Street Address: 4 MALAGA COURT
PALM COAST, FL. 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

App# 3253 and #3267

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Lorena Cutright (Print)

Signature: 

Street Address: 10 Montilla Place Palm Coast FL 32137

Name: Matthew Cutright (Print)

Signature: 

Street Address: 10 Montilla PL PC FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

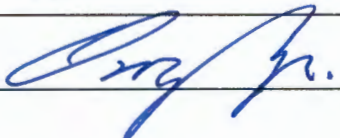
RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: DENNIS JOHN MOPE (Print)

Signature: 

Street Address: 14 MONTILLA PL, PALM COAST, FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Sherrie Greenberg (Print)

Signature: Sherrie Greenberg

Street Address: 21 Montilla Pl 32137 Palm Coast FL

Name: Robert Greenberg (Print)

Signature: Robert Greenberg

Street Address: 21 Montilla Pl Palm Coast FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Barbara Darcy (Print)

Signature: B. Darcy

Street Address: 8 Malaga Ct. Palm Coast, FL
32137

Name: Thomas Darcy (Print)

Signature: T. Darcy

Street Address: 8 Malaga Ct, Palm Coast, FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: CHARLES HEIDEN (Print)

Signature: C. Heiden

Street Address: 19 MONTILLA PLACE P.C. FL. 32137

Name: Jan Heiden (Print)

Signature: Jan Heiden

Street Address: 19 Montilla Place

Name: Jane Horn (Print)

Signature: Jane P Horn

Street Address: 18 Montilla Pl

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: ROY W GERMAN (Print)

Signature: Roy W German

Street Address: 12 MONTILLA PL

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

Name: ANN GERMAN (Print)

Signature: Ann German

Street Address: 12 MONTILLA PL

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Lawrence B. Pitt (Print)

Signature: [Signature]

Street Address: 2 Malaga Court, Palm Coast, Florida

Name: [Signature] (Print)

Signature: [Signature]

Street Address: 17 Montilla Pl Palm Coast Florida

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Summer S. Bryant, Jr (Print)

Signature: [Signature]

Street Address: 11 MONTILLA PL, PALM COAST FL 32137-2280

Name: CAROLE M. BRYANT (Print)

Signature: Carole M. Bryant

Street Address: 11 Montilla Place, Palm Coast, Fl 32137-2280

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Linda Jenkins (Print)

Signature: Linda Jenkins

Street Address: 10 Malaga Ct.

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

Name: Jon M. Jenkins (Print)

Signature: Jon M. Jenkins

Street Address: 10 Malaga Court

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Lawrence B. Pitt (Print)

Signature: 

Street Address: 2 Malaga Court, Palm Coast, Florida

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Michael Moore

Signature:



Street Address: 6 Malaga Ct, Palm Coast, FL 32137

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

Name: Christie Moore

Signature:



Street Address: 6 Malaga Ct, Palm Coast, FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

We, the undersigned home owners in the Montilla neighborhood in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Tim McClean (Print)

Signature: Tim McClean

Street Address: 9 Montilla Pl, Palm Coast, FL

Name: Eileen McClean (Print)

Signature: Eileen McClean

Street Address: 9 Montilla Pl Palm Coast, FL

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

RECEIVED
APR 12 2022
Flagler County
Planning & Zoning Dept.

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

SAVONA CONDOMINIUMS AT HAMMOCK DUNES
We, the residents of SAVONA want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as "the plats"), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3253 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi-family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

App # 3253 and #3267

Name: KAREN TRUEHEART (print)

Signature: Karen Trueheart

Unit Number: 201 Savona

Name: DOUGLAS A. TRUEHEART (print)

Signature: Douglas A. Trueheart

Unit Number: SAVONA 201

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

Name: _____ (print)

Signature: _____

Unit Number: _____

RECEIVED

APR 12 2022

Flagler County
Planning & Zoning Dept.

Tuscany at Hammock Dunes Condominium Association

85 Avenue de la Mer
Palm Coast, FL 32137

To: Flagler County Planning and Development Board
Flagler County Board of County Commissioners
From: Members of the Board of Directors of Tuscany at Hammock Dunes Condominium Association
Date: April 12, 2022

Re: Applications #3253 and 3267 by WCI LLC

We are writing to you as members of the Board of Directors of the Tuscany at Hammock Dunes Condominium Association. We are strongly opposed to the PUD Site Development Plan and the subdivision plat Arezzo at Hammock Dunes as proposed. We are not opposed to the development of the subject property. In fact, we are strongly in favor of development that is compatible with Tuscany and the Hammock Dunes neighborhood and community, that continues the orderly development of Hammock Dunes (Flagler County), and which is not detrimental to the adjacent properties and the general neighborhood.

The 12 story Tuscany condominium was built on the Tuscany at Hammock Dunes FINAL plat (2005, Map Book 35, Pages 1 and 2). This plat included two condominium parcels; one for Tuscany and a second (the subject parcel) both with "Minimum Finish Floor Elevations" which required that the minimum residential living space floor elevation shall not be lower than 17.50 feet for both condominium parcels.

When many of us bought, the sales center contained a model of the Tuscany and Arezzo towers (mirrored sister condominiums flanking the Beach Club and pool facility); and all sales materials either showed and/or described the Arezzo condo as containing 64 units in 12 stories and the Murano condo (the third condo tower) as containing up to 64 units in 7 stories. The Essentially Built-Out Agreement for the Hammock Dunes DRI references this future development as Flagler County Land Development Permit 200600199.

The subject parcel was originally parcel D (Future Condominium Parcel) in the 2005 Tuscany at Hammock Dunes Plat. In 2006 the subject parcel was replatted as South Towers at Hammock Dunes (Map Book 35, Pages 71 and 72). We had then, and still have today, no objection to this replat. It left all of the general notes, conditions of development and Minimum Finish Floor Elevations unchanged. It was in essence a very minor revision dealing mainly with boundary adjustments. The replat located lot 1 (the common entrance lot off of Avenue de la Mer) and the two condominium lots (lots 2 and 3). The 2006 replat also located the emergency access easement, a number of utility easements, the community beach access easement (at the "comfort station"), and the beach access easement for the condominium on Lot 3. The Arezzo tower on lot 2 was originally planned to share the beach club amenity and beach access on parcel B of the original Tuscany Plat, but by mutual agreement, those amenities were yielded by WCI to the sole benefit of Tuscany in 2012.

We have relied on the FINAL Tuscany Plat of 2005 and the minor replat of 2006 as protection of the intended continued orderly development of Hammock Dunes (Flagler County). The proposed Site Development Plan (Application #3253) and the Preliminary Plat (Application #3267) are a drastic change in development character, adversely affect the orderly development of Hammock Dunes (Flagler County), and are detrimental to the adjacent properties and the general neighborhood.

The Minimum Finish Floor Elevation requirement in the 2005 FINAL plat and 2006 replat would cause a parking level to be constructed below the residential floors of the future condominiums, like all of the condos in Hammock Dunes. In fact like all of the multi-family construction in all of Flagler County at the Coastal Construction Control Line (CCCL) including: the Surf Club at Matanzas Shores, The Lodge at Hammock Beach, Cinnamon Beach at Ocean Hammock, and ALL of the Hammock Dunes Condos on the CCCL.

The proposed site development includes residential floors at the ground level, slab-on-grade. While this is technically allowed by the code in Flood Zone X, a slab-on-grade multi-family building at the CCCL has never been approved in Flagler County. The Subject Property is located in a Coastal High Hazard Area (CHHA) behind a dangerously eroded primary dune (in need of rebuilding and replenishment). Allowing a replat that eliminates the Minimum Finish Floor Elevation requirements contained in the FINAL plat and replat will adversely affect the health and safety of residents.

We do not object to the general appearance of the proposed buildings. We do object to the inclusion of the 13 garage buildings which, together with extensive uncovered surface parking, consume the entire site with parking. ALL of the 13 garage buildings would be eliminated if the Minimum Finish Floor Elevation remains unchanged and parking garages are provided under the buildings.

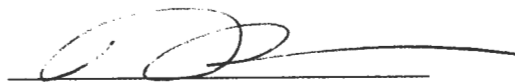
The impact on open space on the Subject Property is dramatic. You can easily picture the increase in open space on the site if all of the garage buildings are eliminated.

All of the condos in Hammock Dunes on the CCCL have provided their own beach access walkovers. There are three "community" beach access walkovers, including the community beach access facility at the south end of the Subject Property. It includes a "comfort station" (a small rest room with a water fountain). All residents of Hammock Dunes have a right to use these beach access facilities, including the residents in the condos on the Subject Property. But with private beach walkover facilities at all of the other condos, the condo residents' use of the comfort station was expected to be incidental. In the proposed development on the Subject Property there is no private beach access walkover. There is an easement for it, but the proposal does not use it. The proposal instead forces all of the Subject Property condo resident beach access onto the comfort station walkover. This is detrimental to the general neighborhood.

We ask that you reject the PUD Site Development Plan and the subdivision plat Arezzo at Hammock Dunes as proposed and require that any replat include the FINAL plat Minimum Finish Floor Elevation requirement of 17.5 feet and require a redesign of the PUD Site Development Plan that includes parking on the ground level, under the buildings, just like all of the existing beachfront condos in Hammock Dunes.

Thank you for your consideration,

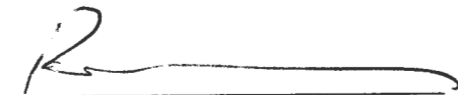
The Board of Directors of the Tuscany Condominium Association



Dempsey Springfield
President



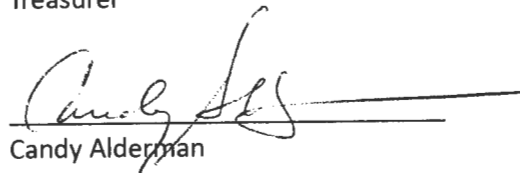
Barbara Kuhns
Vice President



Don Turlington
Treasurer



Jayne Hynes
Secretary



Candy Alderman
Director

TO: Flagler County Planning & Development Board
Flagler County Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities

April 12, 2022

The signatures below belong to owners in Tuscany at Hammock Dunes, the condominium adjacent to the property being considered for replat and development. We do not object to the development of this property and have expected its development since we purchased our homes in Tuscany at Hammock Dunes.

We did not expect and do not support the currently proposed development because we believe it does not meet the requirements proposed by WCI for Tuscany and the South Towers and approved by Flagler County, and on which we have relied since 2005 and 2006. The proposed replat makes dramatic changes to the approved plat which are unacceptable. The existing approved plat requires that the first floor living space be at a minimum elevation of 17.50 feet and has emergency easements for the safety of residents. In addition, there was to be open space, under-building parking and minimal surface parking, consistent with all other Hammock Dunes condominiums.

We believe the proposed replat and development plans will adversely affect the orderly development of Hammock Dunes and is directly detrimental to the neighborhoods of Tuscany, Casa Bella, Montilla, and Playa de Sur, as well as being detrimental to all owners living in Hammock Dunes. The lack of open space, any recreational amenities, and a dedicated walkover access to the beach, which all other beachfront condominiums in Hammock Dunes have, is incompatible with the neighborhoods in Hammock Dunes. While the architectural appearance of the proposed buildings is acceptable, the large uncovered surface parking (85 spaces) and the multiple remote, detached garages (13) are not because they severely limit the open space on the property. All condominiums in Hammock Dunes and all homes directly fronting the beach at Hammock Dunes, and which are in close proximity to the Coastal Construction Control Limit and the Coastal High Hazard Zone, have parking below the lowest living space and very limited surface parking. And all of the homes in Hammock Dunes have integrated, attached garages.

We ask that you reject the Applications #3253 and #3267 as proposed. We request that any replat include the minimum first floor living elevation of 17.5 feet as required in the existing Final Plat. We request that you also require redesign of the proposed PUD Site Development Plan so that the design includes under-building parking with minimal surface level parking.

Thank you for your consideration.

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: Candy Anderson
Signature: Candy Anderson
Unit Number: 602

Name: Cynthia Paul
Signature: Cynthia Paul
Unit Number: 705

Name: Jenny Lupo
Signature: Jenny Lupo
Unit Number: 605

Name: PATRICIA Williams
Signature: Patricia Williams
Unit Number: 405

Name: Graffeg D. Paul
Signature: Graffeg D. Paul
Unit Number: 705

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: Darla Dee Turlington

Signature: Darla Dee Turlington

Unit Number: 806

Name: Dempsey Springfield

Signature: _____

Unit Number: 201

Name: Coleen Pech

Signature: Coleen Pech

Unit Number: 105

Name: Diane Skelly

Signature: Diane Skelly

Unit Number: 604

Name: Mr. H. H. 2

Signature: MARION KENNETH MILLER, JR

Unit Number: 603

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: BARBARA A. KUHS

Signature: 

Unit Number: 1103

Name: LARRY HAMIEL

Signature: LARRY HAMIEL

Unit Number: #1006

Name: GUY R. MIDDLETON

Signature: 

Unit Number: 706

Name: Kerry Larmore

Signature: Kerry Larmore

Unit Number: 506

Name: THOMAS J. SHELLEY

Signature: Thomas Shelley

Unit Number: 604

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: CONSTANCE S. RITTER

Signature: Constance S Ritter

Unit Number: 1103

Name: Nancy Cornwell

Signature: Nancy Cornwell

Unit Number: 404

Name: Mark Anthenien

Signature: Mark Anthenien

Unit Number: 1104

Name: BARBARA SELECMAN

Signature: Barbara Selecmo

Unit Number: 1101

Name: Paul Sowell

Signature: Paul Sowell

Unit Number: 402

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: CESAR B. BERMUDEZ
Signature: [Signature]
Unit Number: 301

Name: YARMIN BERMUDEZ
Signature: [Signature]
Unit Number: 301

Name: N. Foster
Signature: [Signature]
Unit Number: 305

Name: Inger Foster
Signature: [Signature]
Unit Number: 305

Name: Teresa Hancock
Signature: Teresa Hancock
Unit Number: 304

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: David Cornwell

Signature: [Signature]

Unit Number: 404

Name: Dennis J. O'LEARY

Signature: [Signature]

Unit Number: 802

Name: STEPHANIE A O'LEARY

Signature: [Signature]

Unit Number: 802

Name: Sonja Lund

Signature: [Signature]

Unit Number: 702

Name: Don Hancock

Signature: [Signature]

Unit Number: 304

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: ANNE EVERED GREGORIS
Signature: Anne Evered Gregoris
Unit Number: 501

Name: K. C. Kurian
Signature: Kurian
Unit Number: 203

Name: Kristine G. Shannon
Signature: Kristine G. Shannon
Unit Number: 903

Name: Karen McKenney
Signature: Karen McKenney
Unit Number: 303

Name: Samuel S McKenney
Signature: Samuel S McKenney
Unit Number: 303

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: William J. Coniff Jr
Signature: Wie Coniff
Unit Number: #106

Name: J Hynes
Signature: JOSEPH HYNES
Unit Number: #202

Name: R.B. Bogart
Signature: ROBERT B. BOGART
Unit Number: # 904

Name: DIANE BOGART
Signature: Diane Bogart
Unit Number: #904

Name: CHERYL CAMPBONE
Signature: Cheryl Camp
Unit Number: 503

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: GAETANA ANASTASIA-CALAIS
Signature: Gaetana Anastasia-Calais
Unit Number: 801

Name: ANDREW NOWAKOWSKI
Signature: Andrew Nowakowski
Unit Number: 805

Name: Dorinda Townsend
Signature: Dorinda Townsend
Unit Number: 701

Name: JOHN MCSWENEY
Signature: J McSweney
Unit Number: 601

Name: Jayne Hynes
Signature: Jayne Hynes
Unit Number: 202

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: Charlie Swenson
Signature: Charlie Swenson
Unit Number: 702

Name: Karen Gaynor
Signature: Karen Gaynor
Unit Number: 906

Name: Cosmo DiPerna
Signature: Cosmo J. DiPerna
Unit Number: 204

Name: SETH Gaynor
Signature: Seth Gaynor
Unit Number: 906

Name: Barbara Poliner
Signature: Barbara Poliner
Unit Number: 403

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: BARRY BLAIR
Signature: Barry Blair
Unit Number: 403

Name: JOHN HEISE
Signature: JOHN HEISE
Unit Number: 1002

Name: Sherry Morganstein
Signature: Sherry Morganstein
Unit Number: 102

Name: Kelly Marshall
Signature: Kelly Marshall
Unit Number: 909

Name: R. Blake Marshall
Signature: R. Blake Marshall
Unit Number: 901

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: ANTHONY LUPO

Signature: *Anthony Lupo*

Unit Number: 605

Name: DALE WILLIAMS

Signature: DALE WILLIAMS

Unit Number: 405

Name: JUDELLA ANN PELLINO

Signature: *Judella Ann Pellino*

Unit Number: 905

Name: _____

Signature: _____

Unit Number: _____

Name: _____

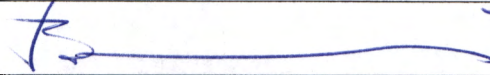
Signature: _____

Unit Number: _____

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: R. Donald Turlington

Signature: 

Unit Number: 806

Name: _____

Signature: _____

Unit Number: _____

Name: _____

Signature: _____

Unit Number: _____

Name: _____

Signature: _____

Unit Number: _____

Name: _____

Signature: _____

Unit Number: _____

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition.

Name: June Bellora (Print)

Signature: June Bellora

Street Address: 1003

Name: Terry Bellora (Print)

Signature: Terry Bellora

Street Address: 1003

Name: PAMELA CONNIFF (Print)

Signature: Pamela Conniff

Street Address: #106

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: Joanne Mews

Signature: [Signature]

Unit Number: 902

Name: Harry Mews

Signature: [Signature]

Unit Number: 902

Name: _____

Signature: _____

Unit Number: _____

Name: _____

Signature: _____

Unit Number: _____

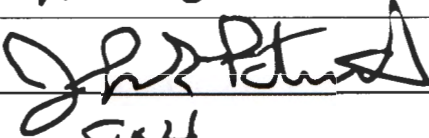
Name: _____

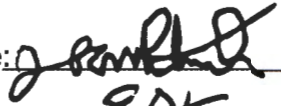
Signature: _____

Unit Number: _____

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: John Patrick
Signature: 
Unit Number: 804

Name: Joanna Patrick
Signature: 
Unit Number: 804

Name: _____
Signature: _____
Unit Number: _____

Name: _____
Signature: _____
Unit Number: _____

Name: _____
Signature: _____
Unit Number: _____

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: Tou Shannon
Signature: [Signature]
Unit Number: 903

Name: Sandra D Hamel
Signature: SANDRA D HAMEL
Unit Number: 1006

Name: _____
Signature: _____
Unit Number: _____

Name: _____
Signature: _____
Unit Number: _____

Name: _____
Signature: _____
Unit Number: _____

Tuscany Condominium
85 Avenue de la Mer
Palm Coast, Florida. 32137

We, the undersigned condominium owners in the Tuscany Condominium, request
Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to
the attached petition:

Name: _____

Signature: _____

Unit Number: _____

Name: _____

Signature: _____

Unit Number: _____

Name: P. Steele

Signature: P. STEELE 

Unit Number: 505

Name: Wm. A. Steele

Signature: 

Unit Number: 505

Name: Cathy Ardeman

Signature: 

Unit Number: 602

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities

April 12, 2022

We, as homeowners in Hammock Dunes, want to express our significant concerns about the proposed development of the properties referenced in the applications listed above.

First, we welcome compatible development of the subject properties and want the development to be completed. Most of us have been aware of plans for additional condominium buildings on the vacant land adjacent to the Tuscany at Hammock Dunes Condominium for several years. We have expected that any development of the property would be similar to the existing beach front condominiums in Hammock Dunes and compatible with all our neighborhoods. We expected that the development would have under building garage parking, minimal surface level parking, open space with attractive landscaping, and amenities similar to the existing condominium buildings.

Applications #3235 and #3267 propose a development which is dramatically different than what has already been built in Hammock Dunes, violates the County approved requirements in the 2005 Tuscany Final Plat and the 2006 Replat ("plats") on which we have relied for many years, and is detrimental to our community. We strongly object to:

- First floor, ground level living space at an elevation of approximately 12 feet, which violates the 17.5 feet minimum elevation requirement in the existing plats and introduces a risk of residential flooding. None of our beachfront condominiums or beachfront homes have surface level living spaces.
- Surface level parking in 13 detached garage structures for 90 vehicles and uncovered surface level parking for 85 vehicles. The proposed parking is incompatible with and detrimental to our community because: 1) it creates a site that has little open space due to the number of structures, connecting streets, and paved uncovered parking. All other condominiums in Hammock Dunes have parking garages under the building with very limited surface level parking, 2) all single family homes and low rise condominiums in Hammock Dunes include integral, attached garages with limited surface parking. Requiring under building parking would create significantly more open space in the development and an opportunity to include a community pool, which would make the development more compatible with the other existing condominiums and the entire Hammock Dunes community.
- A new entrance to the development from Camino del Sol. This entrance creates a safety risk because of its proximity to the intersections connecting Calle Del Sur, Montilla Place, and Ave. de la Mer to Camino del Sol. The only entrance to the development in the existing plats is from Ave. de la Mer.
- The lack of direct beach access from the subject property will create significant pressure on the adjacent community walkover and comfort station which serve all residents of Hammock Dunes. All other beachfront condominiums in Hammock Dunes have a dunes walkover on their own property, which makes their use of the community walkover only incidental. The proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully ask that you consider our concerns and reject Applications #3253 and #3267 as proposed. We also ask that the County require a redesign of the development that addresses our concerns and which conforms to the requirements in the existing plats for the subject property.

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: John Turner (Print)

Signature: 

Street Address: 2 Via Capri Palm Coast FL 32137

Name: GREG SHELKO (Print)

Signature: 

Street Address: 26 CA COSTA PL, Palm Coast, FL

Name: MERYL PEARL-SHELKO (Print)

Signature: 

Street Address: 26 CA COSTA PLACE, Palm Coast, FL

Name: Mark Allerman (Print)

Signature: 

Street Address: 10 LAGUNA CT, PC, FL

Name: PAUL SOWELL (Print)

Signature: 

Street Address: 85 AVENUE DE LA MER #602

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Kerry Bender (Print)

Signature: Kerry Bender

Street Address: 2 Rue Renoir

Name: Judith Ray (Print)

Signature: Judith Ray

Street Address: 20 Casa Circle #902

Name: Joseph Ray (Print)

Signature: Joseph Ray

Street Address: 20 Casa Circle #902

Name: Edwin Scarpato (Print)

Signature: Edwin Scarpato

Street Address: 7 Avenue De La Mer #204

Name: Gigi McDonald (Print)

Signature: Gigi McDonald

Street Address: 11 Viscaya Ln

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Sharon Ehlers (Print)

Signature: [Signature]

Street Address: 8 Monterey Dr.

Name: Sharon Peele (Print)

Signature: Sharon Peele

Street Address: 29 San Gabriel Ln

Name: JACK LECKIE JR. (Print)

Signature: [Signature]

Street Address: 23 MARBLE COURT

Name: Mary Cahill (Print)

Signature: Mary Cahill

Street Address: 15 Cedar Bell Circle # 1402

Name: Susan Westfall (Print)

Signature: Susan Westfall

Street Address: 28 Porto Mar #104

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: J. BONNIE NEWMAN (Print)

Signature: [Signature]

Street Address: 20 PORTO MAR #401, PALM COAST, FL. 32137

Name: FRANK PENSKI (Print)

Signature: [Signature]

Street Address: 15 AVENUE DE LA MER, UNIT 2601
PALM COAST, FL. 32137

Name: Patti S. Penski (Print)

Signature: [Signature]

Street Address: 15 Avenue de la Mer #2601
Palm Coast, FL 32137

Name: Abbott Hirschler (Print)

Signature: [Signature]

Street Address: 22 San Marcos Ct. Palm Coast, FL
32137

Name: Carol J. Corcoran (Print)

Signature: [Signature]

Street Address: 20 Porto Mar #401, P.C. FL. 32137

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Sheila Striffler (Print)

Signature: Sheila Striffler

Street Address: 9 Corte Vis

PALM COAST, FL 32137

Name: Janet Krollick (Print)

Signature: Jan Krollick

Street Address: 7 Corte del Mar

Name: Connie Hertzog (Print)

Signature: Connie Hertzog

Street Address: 146 Island Estates Pkwy

Name: Glenn Hertzog (Print)

Signature: Glenn Hertzog

Street Address: 146 Island Estates Pkwy

Name: Patricia Dubie (Print)

Signature: PAT DUBIE

Street Address: 14 VIA MARINO

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Sharon Gardner (Print)

Signature: Sharon Gardner

Street Address: 83 Calle Del Sur

Name: Donald Gardner (Print)

Signature: Donald Gardner

Street Address: 83 Calle Del Sur

Name: Pamela CONNIFF (Print)

Signature: Pamela Conniff

Street Address: 5 San Gabriel

Name: Will Conniff (Print)

Signature: WILL CONNIFF

Street Address: 5 San Gabriel

Name: Brygitta Lusinsk (Print)

Signature: B. Lusinsk

Street Address: 9 Avenue Monet

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: NANCY YUW (Print)

Signature: [Signature]

Street Address: 11 Ave de la mer, Palm Coast, FL 32137

Name: Digne Stencilik (Print)

Signature: [Signature]

Street Address: 20 Porto mar Unit 403 Palm Coast FL 32137

Name: Mark Stencilik (Print)

Signature: [Signature]

Street Address: 20 ~~mar~~ Porto mar Unit 403 Palm Coast FL 32137

Name: Amberly Dehaen (Print)

Signature: [Signature]

Street Address: 17 Montilla Place Palm Coast FL 32137

Name: MADGE AINE DEWEY (Print)

Signature: [Signature]

Street Address: 3 Corte Vista

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: TIM McMANUS (Print)

Signature: [Signature]

Street Address: 19 Avenue De La Mer #506

Name: Jane Ingray JANE INGREY (Print)

Signature: [Signature]

Street Address: 11 Capri Ct

Name: Pam Dunkel (Print)

Signature: [Signature]

Street Address: 7 San Marco Ct

Name: Mike Dunkel (Print)

Signature: [Signature]

Street Address: 7 San Marco Ct

Name: DIANE KLIMISEH (Print)

Signature: [Signature]

Street Address: 19 Avenue De La Mer 704

P.C.

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Teresa Flynn (Print)

Signature: Teresa Flynn

Street Address: 130 Avenue de la Mer #1602

Name: Alison Wright (Print)

Signature: Alison Wright

Street Address: 7 Ave de la Mer, #106

Name: Jan McManus (Print)

Signature: Jan McManus

Street Address: 19 Avenue de la Mer #506

Name: Rimberly Juvinal (Print)

Signature: Rimberly Juvinal

Street Address: 15 Ave de la Mer Unit 2702

Name: Laurence Ratner (Print)

Signature: Laurence Ratner

Street Address: 15 Ave de la Mer unit 2702

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: DONNA T HAROLD NEAS (Print)
Signature: Donna Neas
Street Address: 19 Avenue De La Mer #803

Name: Jennifer McDonald (Print)
Signature: J McDonald
Street Address: 17 Via Marino, Palm Coast FL. 32137

Name: Mary A. Carey (Print)
Signature: Mary A Carey
Street Address: 19 Ave De La Mer #201

Name: Margaret Condit (Print)
Signature: M Condit
Street Address: 20 Porto Mar #803

Name: JANET KREIZMAN (Print)
Signature: JK
Street Address: 6 Anastasia Ct.

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Susan Averdick (Print)

Signature: Susan Averdick

Street Address: 2 San Marco Ct, PC 32137

Name: Susan MacFarlan (Print)

Signature: Susan MacFarlan

Street Address: 66 Island Estates Pkwy PC 32137

Name: LOREEN KUPFRIAN (Print)

Signature: L. K. Kupfrian

Street Address: 4 VALENCIA CT, PC 32137

Name: Gail Outlaw (Print)

Signature: Gail Outlaw

Street Address: 5 Anastasia Ct. 32137

Name: MARION MANLEY (Print)

Signature: Marion Manley

Street Address: 9 Place Concorde P.C. 32137

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: George Kupfrian (Print)
Signature: [Signature]
Street Address: 4 Valencia Ct PC 32137

Name: DAN MACFARLAN (Print)
Signature: [Signature]
Street Address: 66 ISLAND EST. PKWY PC 32137

Name: Terry Auverick (Print)
Signature: [Signature]
Street Address: 2 San Marco Ct, PC 32137

Name: MARY AHERN (Print)
Signature: [Signature]
Street Address: 14 Cordoba Ct. P.C. 32137

Name: WILLIAM AHERN (Print)
Signature: [Signature]
Street Address: 14 CORDOBA CT, PC 32137

We, the undersigned home owners Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Lana Brown (Print)

Signature: [Signature]

Street Address: 28 Porpo Mar #402 Palm Coast FL 32137

Name: Georgia Turner (Print)

Signature: [Signature]

Street Address: 2 Via Capri, Palm Coast, FL 32137

Name: Michelle Clark (Print)

Signature: [Signature]

Street Address: 1 La Costa Place B/M Coast 32137

Name: Dianne + John Bishop (Print)

Signature: DIANNE BISHOP

Street Address: 4 Rue Renoir, JC, FL

Name: Marian Slover (Print)

Signature: [Signature]

Street Address: 8 San Marco

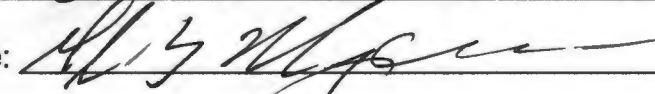
We, the undersigned home owners Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: James R. Clark (Print)

Signature: 

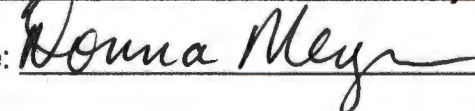
Street Address: 1 La Costa A, Palm Coast

Name: Glen B. Meyers (Print)

Signature: 

Street Address: 7 Anastasia Ct

Name: Donna Meyers (Print)

Signature: 

Street Address: 7 Anastasia Ct

Name: Michael D. Harrison (Print)

Signature: 

Street Address: 1 Anastasia Ct

Name: Laura M. Harrison (Print)

Signature: 

Street Address: 1 Anastasia Ct

We, the undersigned home owners Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: PAUL INGREY (Print)

Signature: Paul Ingre

Street Address: 11 CAPRI CT. P.C.

Name: ARTIE BROWN (Print)

Signature: Artie Brown

Street Address: 28 PORTO MAR, #402, PALM COAST, FL 32137

Name: M Rabinovitch (Print)

Signature: M Rabinovitch

Street Address: 17 Marbella Court

Name: ROGER NEWKIN (Print)

Signature: R Newkin

Street Address: 3765' N.W. OCEANSHORE BLVD Palm Coast

Name: Tom Heber (Print)

Signature: Tom Heber

Street Address: 3 VILANO CT

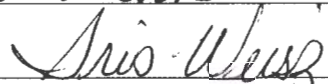
We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: GEORGE WEISZ (Print)

Signature: 

Street Address: 35 SAN GABRIEL LN, PALM COAST FL

Name: Iris Weisz (Print)

Signature: 

Street Address: 35 San Gabriel Ln Palm Coast FL

Name: JUDY BARNES (Print)

Signature: 

Street Address: 3 ANASTASIA COURT, PALM COAST, FL
32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: FRANCIS DOBIE (Print)

Signature: Francis A. Dobie

Street Address: 14 Via Marens

Name: DIANE BAGNALL (Print)

Signature: Diane Bagnall

Street Address: 7 SAN GABRIEL LN P.O. 32137

Name: Margaret Salzano (Print)

Signature: Margaret Salzano

Street Address: 17 Marbella Ct, PC

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

We, the undersigned home owners in Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Michael S. Franklin (Print)

Signature: MS Franklin

Street Address: 7 Ave De La Mer Palm Coast

Name: Geraldine & Stephen Virreano (Print) Geraldine Stephen Virreano

Signature: Geraldine Virreano

Street Address: 8 Via Capri Palm Coast 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

We, the residents of the Marbella neighborhood want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as 'the plats'), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3235 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi-family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

We, the undersigned home owners in the Marbella neighborhood at Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Susan Kehoe (Print)

Signature: Susan Kehoe

Street Address: 26 Marbella Ct PC FL 32137

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

To: Flagler County Planning and Development Board and Board of County Commissioners
RE: Applications #3253 and #3267 by WCI Communities
April 12, 2022

We, the residents of the Playa del Sur neighborhood want to share our significant concerns about the proposed development of the properties referenced in the applications listed above which are in close proximity to our homes.

First, we welcome compatible development of the properties and want the development to be completed for the benefit of the entire community. When we purchased our homes in Hammock Dunes, most of us were aware of the plans for two additional condominium buildings on the land south of the Tuscany condominium near the corner of Avenue de la Mer and Camino del Sol. The properties, as detailed in the 2005 Final Plat and the 2006 re-plat (referred to as 'the plats'), were presented as having under-building parking, first floor living at or above 17.5 feet elevation, open spaces, and limited surface parking.

The newly proposed development dramatically alters the requirements of the approved plats. We strongly oppose the proposed plans presented in Applications #3235 and #3267. It is our view that the current proposal is detrimental to the adjacent properties and the general neighborhood and creates conditions which will adversely affect the health and safety of residents. The proposed development is deficient as described below.

- First floor, ground level living space at an elevation of approximately 12 feet creates a risk of residential flooding in a location very near the Coastal Construction Control Line (CCCL) and within the Coastal High Hazard Area. First floor living also violates the 17.5 feet elevation requirement of the existing plats. Nowhere else in Flagler County do multi-family dwellings near the CCCL have first floor living.
- Surface level parking in 13 garage structures for 90 vehicles and open surface parking for 85 vehicles are incompatible with and detrimental to the community of Hammock Dunes because: 1) all other condominium parking is in garages under the building and, 2) all single family homes and low rise condominiums in the community include integral, attached garages with very limited surface parking, and have restrictions on overnight exterior parking. In addition, all condominiums in Flagler County that are located near the CCCL include under-building parking for residents. Requiring under building parking would also create significantly more open space in the proposed development which would be compatible with the entire Hammock Dunes community.
- The narrow streets combined with the failure to include an emergency access easement create health and safety risks for the residents of the proposed development by making it difficult for emergency equipment to reach the east side of the buildings.
- The lack of a dedicated beach walkover for the proposed development will create pressure on the adjacent community walkover which serves all residents of Hammock Dunes, including residents of the proposed development. All other beachfront condominiums in Hammock Dunes have beach access via a dunes walkover on their own property. Therefore, the proposed development should be required to construct a walkover on the property's existing, approved easement.

We respectfully request that you consider our significant concerns and reject Applications #3253 and #3267. Redesign requirements should address our concerns and conform with the requirements in the existing approved plats.

We, the undersigned home owners in the Playa del Sur neighborhood at Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Ronald E Kolka (Print)

Signature: R.E. Kolka

Street Address: 57 Calle Del Sur

Name: SUSAN TUNESI-KOLKA (Print)

Signature: Susan Tunisi-Kolka

Street Address: 57 CALLE DEL SUR

Name: Charlie & Becky Bush (Print)

Signature: RBush

Street Address: 67 Calle del Sur PC.

Name: Charlyn Bush (Print)

Signature: Ch

Street Address: 67 Calle del Sur

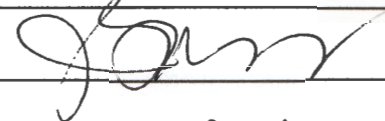
Name: Kate Weinert (Print)

Signature: Kate Weinert

Street Address: 51 Calle de Sur

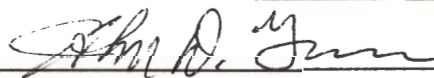
We, the undersigned home owners in the Playa del Sur neighborhood at Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: Jane Ann Gass (Print)

Signature: 

Street Address: 65 Calle del Sur

Name: JOHN GASS (Print)

Signature: 

Street Address: 65 CALLE DEL SUR

Name: Tom Phobrial (Print)

Signature: 


Street Address: 107 Calle del Sur

Name: MARIE RUSSO (Print)

Signature: 

Street Address: 71 CALLE DEL SUR

Name: MIKE RUSSO (Print)

Signature: 

Street Address: 71 CALLE DEL SUR

We, the undersigned home owners in the Playa del Sur neighborhood at Hammock Dunes, located in Palm Coast, Flagler County, Florida, 32137, request that Flagler County reject applications #3253 and #3267 by WCI Communities pursuant to the attached petition:

Name: James J. Weinert (Print)

Signature: 

Street Address: 51 Calle del Sur

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

Name: _____ (Print)

Signature: _____

Street Address: _____

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD REGULAR MEETING

Flagler County Government Services Building,
1769 East Moody Blvd., Board Chambers, Bunnell, FL

MEETING MINUTES

SPECIAL CALLED MEETING

Tuesday, April 26, 2022 at 6:00 PM

1. **Roll Call:** The meeting was called to order by the Chair and a quorum was present.

Members present: Jack Corbett (Chair), Heather Haywood, Mark Langelo, Anthony Lombardo, Fernando Melendez (Vice Chair)

Members excused: Michael Boyd and Timothy Connor

Staff present: Adam Mengel, Growth Management Director; Chuck Merenda, Assistant Director; Brandon Berry, Business Analyst; Gina Lemon, Planner

Board Counsel: Sean Moylan, Assistant County Attorney

2. Pledge to the Flag.

3. **Legislative:**

Transmittal of Evaluation and Appraisal Report (EAR) amendments to the 2010-2035 Flagler County Comprehensive Plan, including adoption of amendments related to recently adopted legislation on perils of flood and property rights, and specific Future Land Use Map amendments:

Project/Owner Name	Parcel Number(s)	Future Land Use Map Amendment	
		From	To
Cook Parcel (Tomoka CDD)	09-13-31-0650-000C0-0010	Agriculture & Timberlands (40 acres)	Mixed Use: Low Intensity, Low- to Medium-Density (40 acres)
Eagle Lakes (Venture 8 LLC)	22-12-31-0000-01010-0011	Agriculture & Timberlands (202 acres)	Residential: Low- Density, Single Family (169.45 acres)
			Conservation (22.37 acres)
			Water (10.18 acres)
Old Kings Village (Geosam)	38-12-31-0000-03040-0080	Commercial: Low- Intensity (4 acres)	Residential: Low- Density, Rural Estate (4 acres)
Wexford Cove (Collins)	34-12-31-0650-000D0-0010	Agriculture & Timberlands (39 acres)	Residential: Low- Density, Single Family (39 acres)
	35-12-31-0000-02010-0021		

(PDB, BCC)

Board members were provided with an opportunity to ask questions of staff regarding the Evaluation and Appraisal Report amendments for the 2010-2035 Flagler County Comprehensive Plan. Mr. Langelo spoke of continuing the item. Mr. Lombardo agreed, not having an opportunity to review the material.

Staff presentation: Adam Mengel, Growth Management Director

Consultant presentation: Margo Moehring and Robert Jordan with the Northeast Florida Regional Council provided a presentation for the Evaluation and Appraisal Report (EAR) amendments to the 2010-2035 Flagler County Comprehensive Plan. Ms. Moehring summarized the statutory changes and requirements for the EAR, and the specific policy text amendments recommended by the Council staff.

Mr. Mengel provided a brief description of the proposed map amendments to be made as a part of the EAR-based amendments.

Public comment:

Dennis Bayer, 109 6th Street South, Flagler Beach, was present on behalf of the Dance family, questioned the process for the Evaluation and Appraisal Report and referred to Florida Statutes Chapter 163. Commented that Eagle Lakes parcel-specific limiting policy based on daily trips (AADT) was unfamiliar to him and similar to what the same developer had done for a similar project in DeLand.

Robin Polletta, 4159 Sanora Lane, Ormond Beach, HOA Board Member for Halifax Plantation Phase I, provided an analysis of population based on Bureau of Economic and Business Research, University of Florida, that showed a reduction in population over the last few years.

Sallee Arnoff, 24 Audubon Lane, proposed a hold on issuing building permits.

Walter Fufidio, 3 Whitehall Court, representing the Fairchild Oaks Homeowners Association, spoke on the parcel-specific limiting policy for Radiance, specifically with regard to open space and daily trip limitation, recommending using P.M. peak hour instead of AADT.

Charlie Faulkner, 24 Steeplechase Trail, spoke in opposition of removing the commercial land use designation within Old Kings Village. Objected to lack of public notice.

Dave Dixon, 43 Audubon Lane, spoke in opposition of removing the commercial land use designation within Old Kings Village. Asked that the developer honor the PUD.

John Cibiras, 47 Audubon Lane, spoke in opposition to the land use changes.

Crissy Kraus, 60 Steeplechase Trail, spoke in opposition of removing the commercial land use within Old Kings Village.

John Dance, 3780 South Old Kings Road, spoke against the proposed land use amendments.

Tom Cooke, 68 Steeplechase Trail, spoke in opposition of removing the commercial land use within Old Kings Village.

John Dunkin, 36 Steeplechase Trail, spoke in opposition of removing the commercial land use within Old Kings Village.

Following discussion among the Planning and Development Board members, there was consensus to postpone any recommendation on the EAR-based amendments. The Board members decided to be prepared for a recommendation on the policy text by the regularly scheduled May meeting with recommendation on the map amendments at their regularly scheduled June meeting.

4. Presentation by County Attorney's Office on quasi-judicial procedures, voting conflicts, public records, and the Sunshine Law.

Mr. Sean Moylan provided a presentation to the Planning and Development Board members on multiple topics such as quasi-judicial procedures, voting conflicts, public records law, Sunshine Law and Ethics.

5. **Board Comments:** None.
6. **Public Comments:** None.
7. **Adjournment:** Motion to adjourn

Motion by: Mark Langelo

Meeting adjourned at 8:25 p.m.

Eagle Lakes Expansion

Planning and Development Board Special Session

April 26, 2022

Sallee Arnoff, Citizens Monitoring Developments

Comprehensive Plan

Previous Text

Policy A.1.1.10(3) FLUM Application #2418, Hometown Communities, Inc.; approximately 166.23 acres designated as Residential Low Density is limited to a maximum of 399 Dwelling Units conditioned upon the overall number of dwellings for the following parcels not to exceed 749. The 2004 tax parcel numbers of the subject parcels are: 35-12-31-0000-02010-0000; 35-12-31-0000-02030-0000; **34-12-31-0650-000D0-0080**; 27-12-31-0000-01010-0000; 22-12-31-0000-01010-0010; 26-11-31-0000-01010-0010; and 27-12-31-0000-01020-0010.

Amended by Growth Management for this meeting.

Policy A.1.1.10(3): ~~FLUM Application #2418, Hometown Communities, Inc.; approximately 166.23 acres~~ Radiance (formerly known as Eagle Lakes), designated as Residential Low Density, Single Family, is limited to a maximum of 7,500 daily trips and a minimum of 20% open space. ~~399 Dwelling Units conditioned upon the overall number of dwellings for the following parcels not to exceed 749. The 2022 2004 tax parcel numbers of the subject parcels are: 22-12-31-0000-01010-0011; 27-12-31-0000-01010-0030; 26-12-31-0000-01010-0010; 27-12-31-0000-01010-0000; 27-12-31-0000-01020-0010; 27-12-31-0000-01020-0020; 27-12-31-0000-01020-0030; 34-12-31-0650-000D0-0072; 35-12-31-0000-02010-0000; 35-12-31-0000-02030-0000; and 34-12-31-0650-000D0-0080; 22-12-31-0000-01010-0010; 26-11-31-0000-01010-0010; and 27-12-31-0000-01020-0010.~~

Discrepancies

- Northern Lands is parcel 22-12-31-0000-01010-0011 and is known as Radiance.
- Southern Lands are known as Cresswind™.
- Northern Lands parcel is designated Agriculture and Timberland, not Residential Low Density, Single Family.
 - Matrix shown in the agenda states Eagle Lakes is 202 acres.
 - What happened to the remainder of Eagle Lakes Expansion?
 - How does this acreage relate to PUD?
- Shouldn't the maximum number of dwelling units be specified? If not in this policy, then, when will the density be determined and specified for parcel?

Discrepancies - continued

- Southern Lands, now known as Cresswind, are the remaining listed parcels *27-12-31-0000-01010-0030; 26-12-31-0000-01010-0010; 27-12-31-0000-01010-0000; 27-12-31-0000-01020-0010; 27-12-31-0000-01020-0020; 27-12-31-0000-01020-0030; 34-12-31-0650-000D0-0072; and 34-12-31-0650-000D0-0080.*
 - These parcels total 384.16 acres.
 - How does this total acreage relate to what is in the PUD?
 - How do these parcels relate to Radiance moniker?

Discrepancies - continued

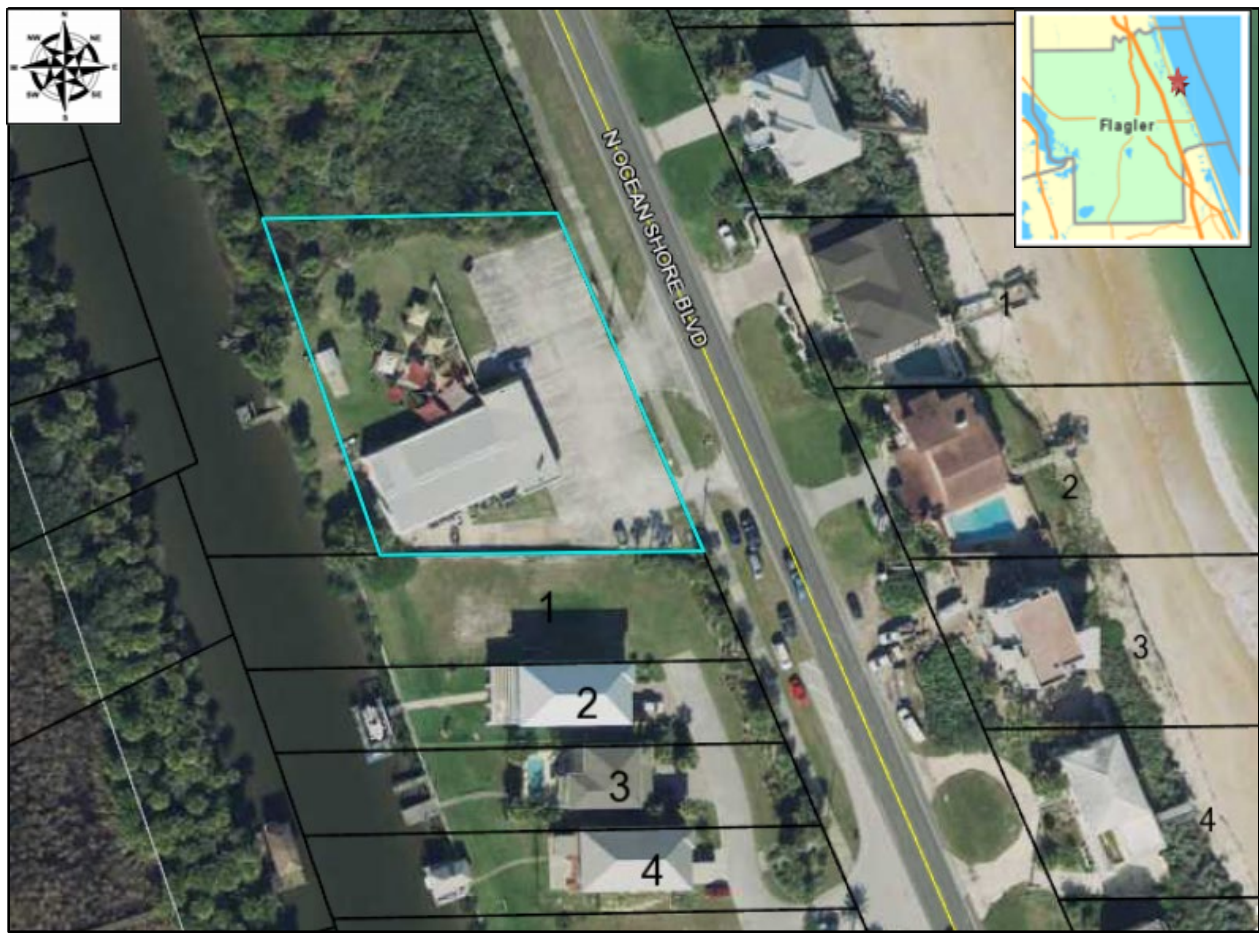
- Ordinance 2005-26, approved by BOCC December 6, 2005, amended the zoning classification of 209 acres from Agriculture District to Planned Unit Development District creating the Eagle Lakes Phase II PUD.
 - How does this ordinance relate to this Land Use policy?
 - How are these acres separated from Radiance in this policy?
- How do the Southern Lands belong in Comprehensive Plan section A. *The Future Land Use Element*?

**FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
PUBLIC HEARING / AGENDA ITEM #4**

SUBJECT: **QUASI-JUDICIAL** – Application #3305 – Request for a Special Exception for a Roadside Vendor in the C-2 (General Commercial and Shopping Center) District at 3468 N. Oceanshore Boulevard. Parcel #15-11-31-0000-01210-0010; 0.86+/- acres. Owner: Karim Andreas Biglari/Applicant: Christopher Huddleston and Rebecca Blackowicz (Plan #COND-000692-2022).

DATE OF MEETING: May 10, 2022

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The request is for approval of a Special Exception for a Roadside Vendor (food truck) in the C-2 (General Commercial and Shopping Center) zoning district:



On March 29, 2022, Mr. Huddleston submitted an application to the Planning and Zoning Department for a Special Exception for a roadside vendor (food truck) in the C-2 (General Commercial and Shopping Center) District. The C-2 District allows a roadside vendor subject to approval of a Special Exception for the use and any applicable conditions placed on the use by the Planning and Development Board (Flagler County Land

Development Code Sec. 3.03.17.C.12). Based on available information, the roadside vendor will enhance the Dog Bar that recently opened on the 0.86+/- acres subject parcel.

The Technical Review Committee reviewed this request as part of its April 20, 2022 meeting; all comments have been satisfactorily addressed through the application submittal and through the April 20, 2022 response from the applicants to the Technical Review Committee comments.

Public notice has been provided for this application according to Flagler County Land Development Code Section 2.07.00.

This agenda item is:

 X quasi-judicial, requiring disclosure of ex-parte communication; or
 legislative, not requiring formal disclosure of ex-parte communication.

OPTIONS FOR THE BOARD:

Approval with conditions: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have been met and therefore approves the roadside vendor use at 3468 N. Oceanshore Boulevard (Parcel #15-11-31-0000-01210-0010), subject to the following conditions:

On a continual basis as required by the LDC specific to roadside vendors:

1. Limited to operation at an approved site, but not within five hundred (500) feet of an existing permanent business offering the same services or products.
2. Must provide safe ingress and egress to the site.
3. Must obtain county Business Tax Receipts.

On a continual basis as required by the LDC for this Special Exception use:

4. This Special Exception runs with the land.
5. The location on the site of the food trailer shall be in a manner consistent with the site plan submitted as part of this application and shall in no instance be permitted to be placed within a vehicular access way or in a required off-street parking space.
6. The dumpster should be enclosed and bordered by landscaping (shrubs) so as to buffer its location.
7. Refuse will be collected and disposed of with ordinary waste generated by the applicant's present commercial use unless additional special requirements are called for by other relevant agencies.
8. Any signs or lighting located on the trailer itself shall be configured in such a manner so as to maintain traffic safety and to minimize glare on adjacent properties. Signage for the use shall be limited to the signage affixed to the food truck, and use of electronic messaging signage or signage with exposed illumination shall be prohibited while operating at the property. One two-sided sandwich "menu board" sign may be placed on the subject parcel adjacent to the A1A right-of-way while the food truck is onsite and open for operations.
9. Days and hours of operation of the food truck shall be limited to the following:
Wednesday through Friday: 1:00 p.m. to 9:00 p.m.
Saturday and Sunday: 11:00 a.m. to 9:00 p.m.
The food truck shall not be located on the property outside of the days of operation listed above.

10. The use of amplified speakers on, or situated in association with, the food truck shall be prohibited while operating at the property.
11. The mobile food vendor must obtain a Mobile Food Unit License from the Department of Business and Professional Regulation, Division of Hotels and Restaurants.
12. The Mobile Food Unit shall not have permanent connections to onsite utilities.
13. Provide evidence of permit/approval from Florida Department of Transportation for the additional use on the property.

Denial: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have not been met and therefore denies the request for a roadside vendor use at 3468 N. Oceanshore Boulevard (Parcel #15-11-31-0000-01210-0010).

Continuance: The Planning and Development Board continues the special exception request on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision on the special exception request. Tabling the special exception request to a time and date certain will preserve public notice and provide an opportunity for staff or the applicant to provide additional information.

ATTACHMENTS:

1. Technical Staff Report
2. Application and supporting documents
3. TRC comments
4. Applicant's response to TRC comments
5. Scenic A1A PRIDE Committee review letter
6. Public notice

**APPLICATION #3305
SPECIAL EXCEPTION FOR ROADSIDE VENDOR IN THE C-2 DISTRICT
3468 N. OCEAN SHORE BOULEVARD
TECHNICAL STAFF REPORT**

Application/Project #: 3305/COND-000692-2022

Address: 3468 N. Oceanshore Boulevard

Owner: Karim Andreas Biglari

Applicant: Christopher Huddleston and Rebecca Blackowicz

Parcel #: 15-11-31-0000-01210-0010

Parcel Size: 0.86+/- acres

Legal Description:

Briefly described as part of Government Lot 12, parcel bounded on the East by State Road A1A (a/k/a North Oceanshore Boulevard), on the West by Old FEC Canal, on North by a line 1337.84 feet north of South line of Section 15 and is 220 feet along State Road A1A.

Existing Zoning and Land Use Classification:

Zoning: C-2 (General Commercial and Shopping Center) District and R/C (Residential/limited Commercial) District

Land Use: Mixed Use: Low Intensity – Low/Medium Density

Future Land Use Map Classification/Zoning of Surrounding Land:

North: Mixed Use/Low Intensity- Low/Medium Density – R/C District

East: Mixed Use/Low Intensity- Low/Medium Density – R/C District

South: Mixed Use/Low Intensity- Low/Medium Density – R-1d District

West: Mixed Use/Low Intensity- Low/Medium Density – PUD

Land Development Code Sections Affected: Flagler County Land Development Code (FCLDC) Sections 3.03.17, *C-2 (General Commercial and Shopping Center) District* and 3.07.03.F, *Procedure for variances and special exceptions*, Section 3.03.17.C.12., Permitted Special Exceptions in the C-2 (General Commercial and Shopping Center) District for “Roadside vendor subject to the following provisions”:

- (a) Limited to operation at an approved site, but not within five hundred (500) feet of an existing permanent business offering the same services or products.
- (b) Must provide safe ingress and egress to the site.
- (c) Must obtain county occupational license.

Summary of Request: Mr. Huddleston and Ms. Blackowicz have leased the subject property from owner Karim Andreas Biglari. Mr. Huddleston and Ms. Blackowicz have established a new business called the Good Times Dog Bar where patrons may bring their dog.

The subject property has been the location for many businesses over the last 43 years. Its first commercial use was a grocery store and most recently has become the Good Times Dog Bar. The site consists of a total project area of 0.86+/- acres. Adequate improved parking is provided for the bar use. The proposed roadside vendor(s) (food truck) will not be located within a required parking space.

The applicant presented their request to the A1A Scenic PRIDE Committee on Friday, April 29, 2022. The Scenic A1A PRIDE Committee provided a letter of support (attached) for the Special Exception request provided that the “conditions provided by the manager are upheld” and “the signage specifications of the Scenic Corridor Overlay” are followed.

Operational considerations

It is intended that the roadside vendor(s) will be on-site during the operating hours of the Good Times Dog Bar which are Wednesday through Friday, 1:00 p.m. to 9:00 p.m. and Saturday and Sunday 11:00 a.m. to 9:00 p.m.

The location of the roadside vendor(s) will be next to the privacy fence on site at the North end of the building. The maximum room for the roadside vendor(s) is an area that is dimensioned as 15 feet by 23 feet. The total length of the roadside vendor(s) vehicle (truck or trailer) may not exceed 23 feet.

Special Exception Guideline Analysis:

As provided in FCLDC subsection 3.07.03.F, the Planning and Development Board shall hear and decide upon requests for special exceptions as authorized by land classifications. The Board may approve, with conditions, requests which are in harmony with the intent and purpose of the regulations. In making its determination, the Board shall be guided by the following:

1. Ingress to and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with traffic flow and control, and shall provide access in case of fire or catastrophe.

Applicant Analysis: The location is not near the road, it will be near the building. It will not interfere with the flow of traffic and control. The concrete patio allows for safe ingress and egress for pedestrians to and from the vendor and the building. The loading zone parking spaces allow for access in case of fire or catastrophe, they also allow for safe ingress and egress to the parking lot for pedestrians.

Staff Analysis: Access to the subject parcel is regulated by the Florida Department of Transportation (FDOT) through the existing driveway connection to State Road A1A (N. Oceanshore Boulevard). The additional trips generated by the roadside vendor will need to be permitted/approved by FDOT.

2. Offstreet parking and loading areas shall be provided as required, shall take into account relevant factors in subsection 1. preceding, and shall be located to minimize economic, noise, glare or odor effects on adjacent and nearby properties.

Applicant Analysis: The vendor will not interfere with any off-street parking or loading areas. It will be located at a distance from the road to minimize economic, noise, glare and odor for adjacent and nearby properties.

Staff Analysis: The proposed location for the roadside vendor(s) is not in an area that should interfere with parking and/or loading areas. The area identified on the site for the roadside vendor(s) is outside of any required parking space or access route.

3. Refuse and service areas shall be located with consideration for relevant factors in subsections 1. and 2. preceding.

Applicant Analysis: The vendor shall be located near the north end of the building near the existing concrete patio for safe and efficient transition to and from the building and parking lot.

Staff Analysis: The proposed location for the roadside vendor(s) should provide safe ingress/egress for the patrons accessing the vendor and all waste must be collected in on-site waste receptacles.

4. The proposed use shall be compatible with the availability and location of utility services, whether public or private.

Applicant Analysis: The vendor will be required to use the mop sink on the outside of the building for gray water disposal. The three restrooms are displayed on the plan and easily accessible from the entrance and vendor location.

Staff Analysis: Kitchen waste is classified as blackwater and the operator will need to follow Florida Department of Business and Professional Regulations standards for disposal. The applicant does not propose and the vendor(s) will not be permitted permanent connection to on-site utilities.

5. Screening and buffering shall be provided which preserves or improves compatibility and harmony of use and structure between the proposed use and adjacent and

nearby properties, according to the type, dimensions and character of the proposed use.

Applicant Analysis: [The applicant did not provide a written response to this criterion. In the written submittal, the applicant asked: "Please give an example of 'screening and buffering.'"]

Staff Analysis: The proposed location for the roadside vendor(s) is within the Scenic A1A Corridor boundaries, but is a previously developed site. The existing concrete parking area, which extends to the front property line along A1A, precludes screening of the truck from the right-of-way. As part of the discussion with the TRC, the applicant agreed to add planting along the common parcel line with the residential lot to the South: there is a retaining wall there, and the applicant intends to plant banana trees or bamboo as a buffer between the commercial use and the residential lot.

6. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

Applicant Analysis: The location of the vendor is 63.7ft from the right of way to minimize glare and economic effects. The vendor will only be allowed to have lighting on during our operational business hours.

Staff Analysis: Exterior lighting should be minimal and primarily enclosed within the vendor unit. Independent signage, if approved, should be that type of sandwich "menu" board portable sign to be removed when the vendor(s) are not on site.

7. Required yards and open spaces shall be provided.

Applicant Analysis: There is significant room around the vendor at the designated location. The patrons will have access to our property for efficient seating. (See plan for seating)

Staff Analysis: The proposed roadside vendor(s) location meets required property setbacks, and is classified as a temporary structure. As proposed it will not interfere with existing open spaces on the property.

8. The height of structures shall be in harmony with that of adjacent and nearby uses and structures.

Applicant Analysis: The height of the vendor will not exceed the building height, it will not exceed 12ft in height.

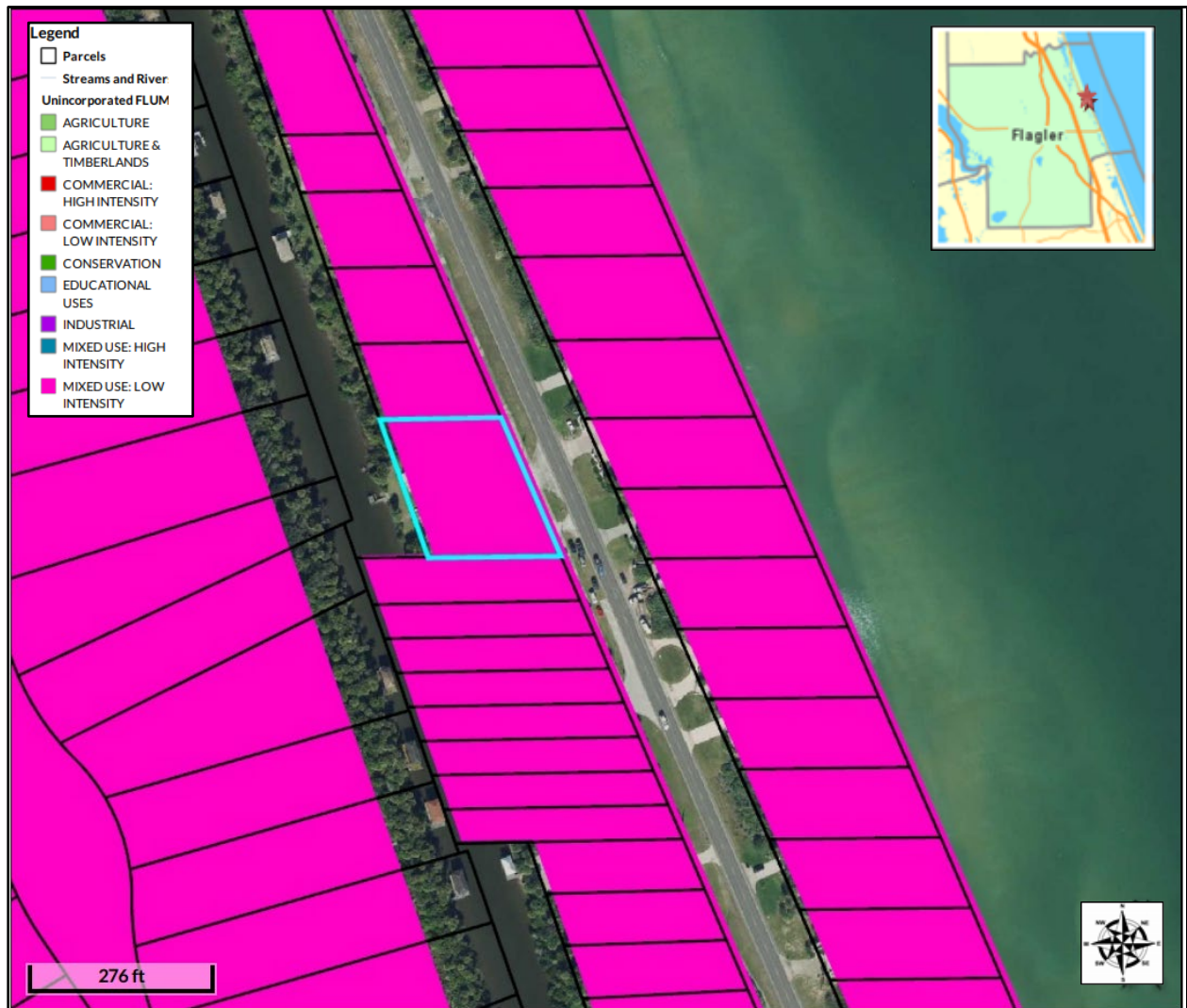
Staff Analysis: The proposed height for the roadside vendor(s) is appropriate and does not overwhelm the existing single-story structure on the property.

9. The economic effect of the proposed use on adjacent and nearby properties shall be positive.

Applicant Analysis: The vendor will be required to maintain a clean, positive atmosphere. They must keep their truck in working condition, up to date with Florida's laws and requirement [sic] and a clean exterior to benefit the adjacent properties.

Staff Analysis: The provision of the roadside vendor(s) on site to accompany the bar use may be appropriate provided lighting is not intrusive to the neighboring adjacent properties and provided the operation remains limited to the hours and scale proposed in the application.

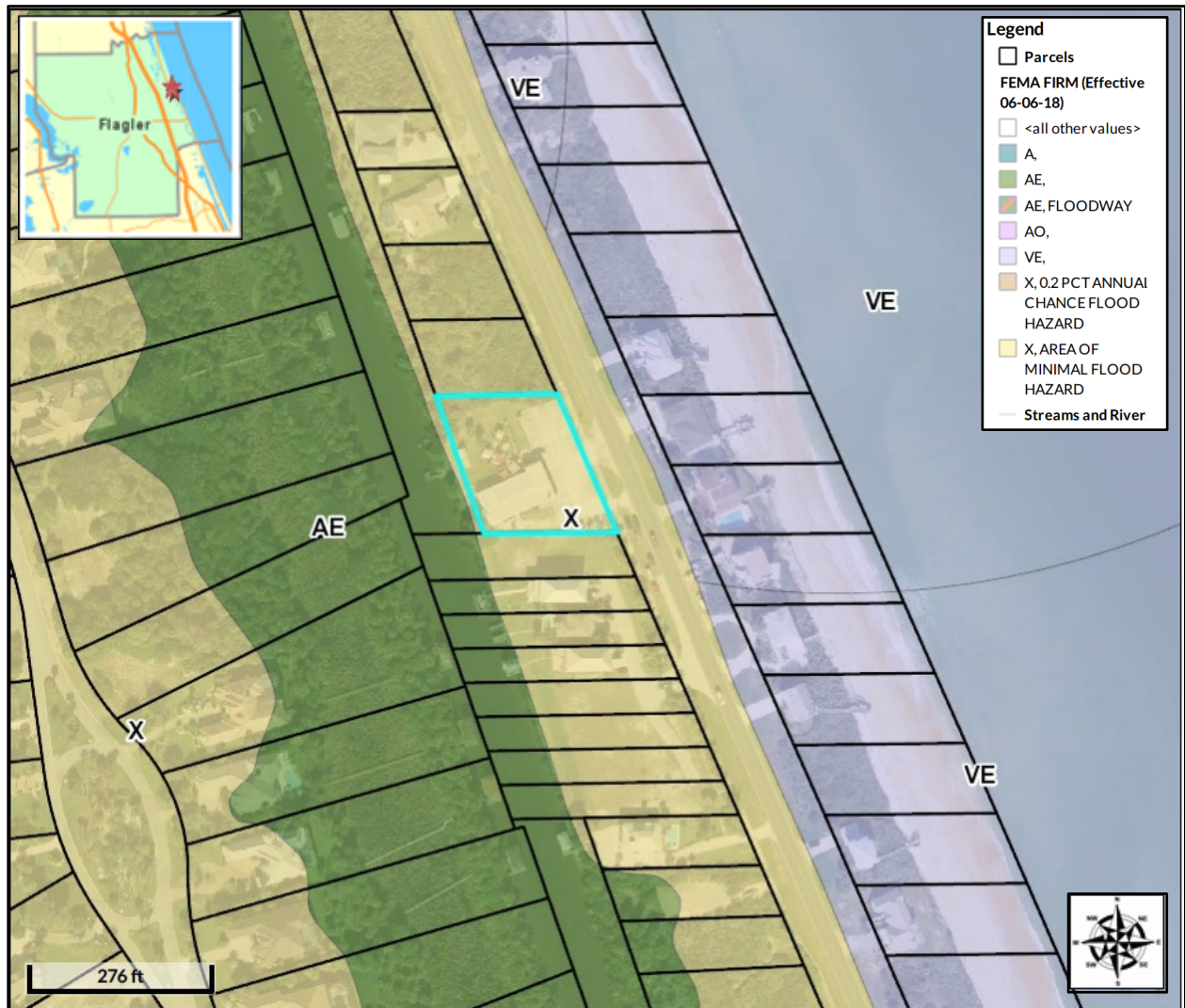
Future Land Use Map



Zoning Map



Flood Zone



Aerial View – Google Earth





APPLICATION FOR SPECIAL EXCEPTION

MAR 29 2022

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

Flagler County
Planning & Zoning Dept.

Application/Project #: 3305/COND-000692-2022

PROPERTY OWNER(S)	Name(s): Karim & Elizabeth Biglari POA: Robert Schroeder	
	Mailing Address: 50 Leanni Way Unit D3 Palm Coast, FL 32137	
	City: Palm Coast State: FL	Zip: 32137
	Telephone Number 386-445-2400	Email Address: bob@schroedercpa.com
	Fax Number: 386-445-3215	

APPLICANT/AGENT	Name(s): Christopher Huddleston Rebecca Blackowicz	
	Mailing Address: 3468 N. Ocean Shore Blvd.	
	City: Flagler Beach State: FL	Zip: 32136
	Telephone Number 386-225-4033	Fax Number
	Email Address chris@goodtimesdogbar.com	

SUBJECT PROPERTY	SITE LOCATION (street address): 3468 N. Ocean Shore Blvd. Flagler Beach FL, 32136	
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached") mobile food vendor / goodtimes dogbar	
	Parcel # (tax ID #): 15-11-31-0000-01210-0010	
	Parcel Size: 1.5 ACRES	
	Current Zoning Classification: R/C and C-2	
	Current Future Land Use Designation	
	Subject to A1A Scenic Corridor IDO?	<input checked="" type="radio"/> YES

Requested Use: to place a food truck next to fence on an extra gravel parking spot on north side

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

R. Blackowicz

Date

3/28/22

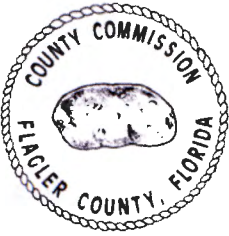
****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED ☐
APPROVED WITH CONDITIONS ☐
DENIED ☐

Signature of Chairman: _____ Date: _____

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. 08/14



Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # _____

ROBERT E SCHROEDER, is hereby authorized TO ACT ON BEHALF
OF KARIM A BIGLARI, the owner(s) of those lands described
within the attached application, and as described in the attached deed or other such
proof of ownership as may be required, in applying to Flagler County, Florida for an
application for SPECIAL EXCEPTION FOR CHRISTOPHER HUDDLESTON AND
REBECCA BLACKWICK
(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: [Signature]
Signature of Owner

ROBERT E SCHROEDER - Power of Attorney
Printed Name of Owner / Title (if owner is corporation or partnership)

Signature of Owner

Printed Name of Owner

Address of Owner:

Telephone Number (incl. area code)

50 LEANNI WAY UNIT D-3
Mailing Address

386-445-2400

PALM COAST FL 32137
City State Zip

STATE OF Florida

COUNTY OF Flagler

The foregoing was acknowledged before me this 29th day of March,
2022 by Robert E Schroeder and _____
who is/are personally known to me or who has produced _____
as identification, and who (did) / (did not) take an oath.

Beth Ann McCoy Taylor
Signature of Notary Public

Beth-Ann McCoy Taylor
Notary Public
State of Florida
Notary Stamp
002391
Expires 5/23/2024

<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>

Revised 5/08

STATE OF FLORIDA
COUNTY OF FLAGLER

DURABLE POWER OF ATTORNEY

BY THIS DURABLE POWER OF ATTORNEY, I, **KARIM BIGLARI**, individually and d/b/a US Trading Center, appoint as my attorney in fact to manage my affairs as set forth below, **ROBERT E. SCHROEDER**.

This Durable Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees, and personal representatives. This Power of Attorney is nondelegable.

I authorize my attorney in fact to:

1. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations, or discharges.
2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.
3. Execute in my behalf any tax return and act for me in any examination, audit, hearing, conference or litigation relating to taxes, including authority to file and prosecute refund claims, and enter into any settlements.
4. Rent, lease for any term, or exchange any real estate or interests in it for such considerations and upon such terms and conditions as my attorney may see fit, and execute, acknowledge and deliver all instruments conveying or encumbering title to property owned by me alone as well as any owned by me and another person jointly.
5. Prosecute, defend, and settle all actions or other legal proceedings touching my estate or any part of it or touching any matter in which I may be concerned in any way.
6. Do anything regarding my business, US Trading Center, or my property at 3468 North Oceanshore Blvd, Flagler Beach, FL 32136, that I could do myself.
7. To apply for and receive any and all permits or benefits on my behalf with regard to any and all federal, state and local governments

This instrument is executed by me in the State of Florida, but it is my intention that this Power of Attorney shall be exercisable in any other State or jurisdiction where I may

have any property or interests in property.

I hereby confirm all acts of my attorney in fact pursuant to this power.

Any person relying upon this Power of Attorney, may rely upon an Affidavit from my attorney-in-fact, to the effect that I am alive, have not been adjudicated incompetent and have not revoked this power. Such Affidavit shall be conclusive proof that this power has not been revoked and said person shall be entitled to rely on said Affidavit. Any act that is done under this Power between the revocation of this instrument and notice of that revocation to my attorney shall be valid unless the person claiming the benefit of the fact had notice of that revocation.

This Durable Power of Attorney is executed in accordance with the provisions of Florida Statutes Section 709.08 and pursuant thereto, notification of execution of this Durable Power of Attorney will be mailed to my spouse or if no spouse to my adult children at their last known address.

IN WITNESS WHEREOF, I have set my hand and seal on this 7th day of September, 2011.

Signed, sealed and delivered
in the presence of:

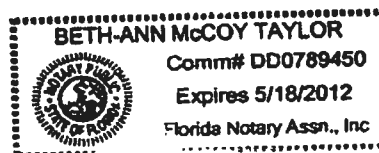
Sally Biglari
Bonnie Lennon

Karim Biglari
KARIM BIGLARI

STATE OF FLORIDA
COUNTY OF FLAGLER

BEFORE ME, the undersigned authority, on this 7th day of September, 2011, personally appeared Karim Biglari, who is personally known to me, and who acknowledged before me that he executed the above and foregoing instrument.

Beth-Ann McCoy Taylor
Notary Public
State of Florida
My Commission Expires:



Prepared by and Return to:

Dawn O'Day-Sica
FLAGLER COUNTY ABSTRACT CO.
305 E. Moody Blvd. - P.O. Box 398
Bunnell, FL 32110
SS# - GRANTEE 1: - -

Inst No: 98002982 Date: 02/17/1998
Doc Stamp-Deed : 2940.00
SYD CROSBY, FLAGLER County
By: M. Stevens D.C. Time: 13:17:4

OFF REC 0605 PAGE 1658

(Space Above This Line for Recording Data)

WARRANTY DEED

File No. 30871-PC

THIS INDENTURE, made this 13th day of February, A.D. 1998 between
Michel Roux

as Grantor*, whose address is: 58 Island Estates Parkway, Palm Coast, FL 32137
and

Karin A. Biglari and Elizabeth P. Biglari, husband and wife
as Grantee*, whose address is: C/O ROGER CHRISTENSEN 122 DIANE DR PALM COAST FL 32137

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Flagler, State of Florida, to-wit:

A part of Section 14 and of Government Lot 12 of Section 15, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described in attached Exhibit "A".

SUBJECT TO THE FOLLOWING: Taxes for the year 1998 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions and Conditions of record, if any. Balances due on utility assessments, if any.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Property Tax ID Number: 15-11-31-0000-01210-0010

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1998 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Witnesses

(SIGN HERE 1) Michel Roux

Michel Roux
Michel Roux

PRINT OR TYPE NAME: Michel Roux

(SIGN HERE 2) Peter W. May

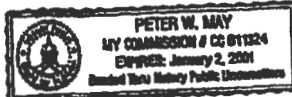
PRINT OR TYPE NAME: Peter W. May

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me on this 13th day of February, 1998 by Michel Roux, who is known to me or who has produced as identification and did not take an oath.

My Commission Expires: 2-15-2001
(SEAL)

Peter W. May
NOTARY PUBLIC
PRINT OR TYPE NAME:



LEASE AGREEMENT

THIS LEASE AGREEMENT entered into on the 24th day of June 2021, by and between US TRADING CENTER, KARIM BIGLARI, hereinafter referred to as "LANDLORD", AND Good Times Dog Bar, Chris Huddleston, Rebecca Blackowicz hereinafter referred to as "TENANT", for the hereinafter described premises, does hereby contain the parties entire understanding and agreement. In consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. LEASED PREMISES

LANDLORD hereby leases to TENANT, and TENANT leases from LANDLORD, two units, consisting of the front unit and the back unit located at 3468 N. Oceanshore Blvd., Suite A & B, Flagler Beach, Florida 32136, hereinafter referred to as the "LEASED PREMISES", to which LANDLORD claims title, beginning on or before 1st day of August 2021 and ending on or before 31st day of July 2024 for rental payments as hereinafter specified.

2. RENT

TENANT agrees to pay to the order of LANDLORD in advance at the time of occupancy Fifteen Thousand Dollars (\$15,000) for security deposit and first month rent (\$4,260.00) and last month of the rent (\$6,390.00) which includes tax for a total of \$25,650.00.

The first-year rent shall be \$4,000/month together with the applicable sales tax, currently at the rate of 6.5% (\$260) for a total monthly rental charge of \$4,260.

Hereinafter called the base rent for the years 2 & 3, payable starting on or before August 1, 2022, until on or before 31st of July 2024 will be \$6,000/month plus applicable sales tax \$390 for total of \$6,390 monthly. Said rent shall be paid without set-off, demand, or deductions. All rental payments shall be made to:

US TRADING

c/o ROBERT E. SCHROEDER, CPA

50 LEANNI WAY, UNIT D-3

PALM COAST, FL 32137-4756

28. OPTION TO PURCHASE

LANDLORD grants TENANT at the end of the term of this lease an option to purchase the entire property at 100% of appraised value as determined below. TENANT's option to purchase shall expire on March 31, 2024 or if the tenant is in arrears with the rent payments during any time of the lease term. The fee for this option to purchase shall be \$15,000 payable upon TENANTS occupancy of the property.

Determination of purchase price:

The purchase price of said property is to be determined at the time TENANT exercises this Option using one hundred percent (100%) of appraised value as determined by a mutually agreed MAI appraiser. In the event LANDLORD and TENANT do not agree on an MAI appraiser, each party shall select their own MAI appraiser, and if the price determined by the two appraisers is within ten percent (10%) of each other, the two appraisals shall be averaged to determine purchase price. The purchase price shall be paid by TENANT to LANDLORD in certified funds via wire transfer, and the terms and conditions of the closing shall be customary for commercial real estate closings in Flagler County, Florida for an "As Is" sale of commercial property.

In the event TENANT elects to purchase said property then TENANT shall be represented by Southern Realty of St. Augustine and Crescent Beach (BUYERS/TENANTS brokerage) Seller agrees to pay BUYERS/TENANTS brokerage three percent (3%) of the purchase price as a sales commission at the time of the closing. This paragraph shall be terminated upon expiration of this lease agreement or any extension of the lease term by the TENANT.

29. ENTIRE AGREEMENT

The foregoing constitutes the entire agreement between the parties and maybe modified only by a writing signed by both parties. The following exhibits, if any, have been made a part of this agreement before the parties' execution hereof:

- a. Description and list of changes that will be done to the premises.
- b. Drawing of the LEASED PREMISES
- c. Plan describing the space used in the exterior and parking.
- d. List of personal property belonging to others.
- e. List of personal property belonging to LANDLORD leased to TENENT.
- f. Legal description of property

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.



Witness

Bonnie Lennon



Karim Biglari, Lessor/Owner BY

ROBERT E. SCHROEDER TDA

Witness

Michael R Pimental
dotloop verified
06/30/21 1:10 PM EDT
K1R4-QWV3-PCH-IVOT

Witness

Michael R Pimental
dotloop verified
06/30/21 1:10 PM EDT
ZNVY-RVCH-XCZB-JENV

Witness

Rebecca Blackowicz
dotloop verified
06/30/21 9:20 AM AKDT
ZSLR-TACW-TZPX-VDA1

Rebecca Blackowicz, Co-Owner of

Good Times Dog Bar

Chris Huddleston
dotloop verified
06/30/21 9:22 AM
AKDT
ABCC-OLUB-ABDV-IZKT

Chris Huddleston, Co-Owner of

Good Times Dog Bar

Description and list of changes that will be done to the premises.

TENANT RESPONSIBILITY

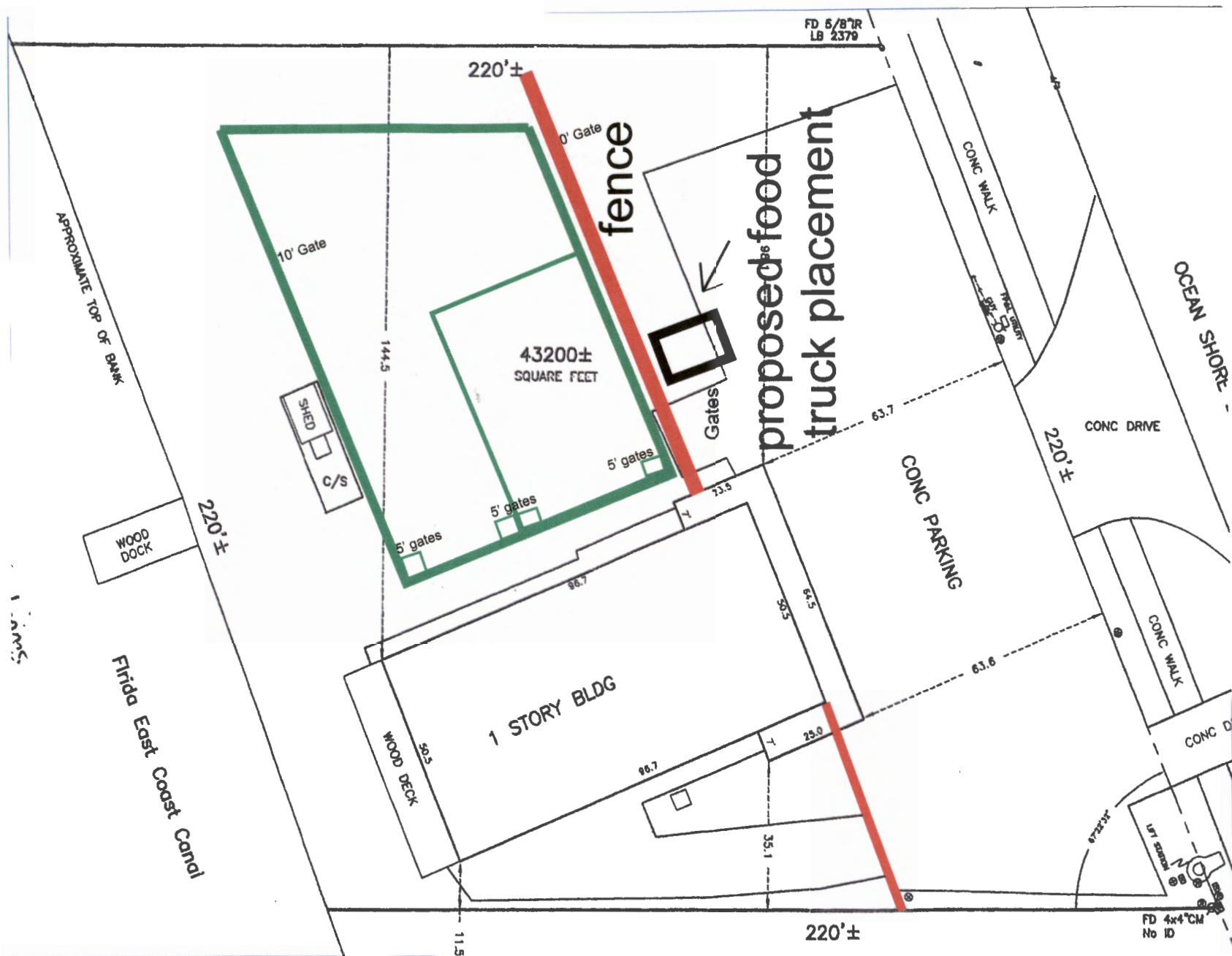
1. Repair, paint and improve back deck with owner. TENANT shall pay 50%, LANDLORD shall pay 50%

Good Times Dog Bar
Food Truck Exception Narrative

Good Times Dog Bar would like allow a mobile food vendor to reside on the north side of the property. The location of the vendor will not be an existing parking space; we have allotted a spot near the privacy fence for the vendor. The location will allow safe ingress and egress for customers to walk up and order food. The food truck must obtain their own occupational license and health certificates for Flagler County. The vendor will not be within 500ft, in all directions, allowed to sell the same products and services of an existing business. The vendor will only be allowed to operate during our business hours of operation, Wed-Fri 1pm-9pm, Sat/Sun 11am-9pm. Thank you for your consideration of this addition to our new business in Flagler County.

Best Regards,

Chris & Rebecca Huddleston
Good Times Dog Bar





SUBMITTAL SUMMARY REPORT (COND-000692-2022)
FOR FLAGLER COUNTY

PERMIT ADDRESS:	3468 N OCEAN SHORE BLVD FLAGLER BEACH, FL 32136	PARCEL:	15-11-31-0000-01210-0010
APPLICATION DATE:	03/29/2022	SQUARE FEET:	0
EXPIRATION DATE:		VALUATION:	\$0.00
DESCRIPTION:	3468 N. Ocean Shore Blvd. - Mobile Food Vendor		

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Chris Huddleston	Good Timnes Dog Bar	
Owner	BIGL BIGLARI KARIM ARI KARIM ANDREAS BIGLARI		50 LEANNI WAY PALM COAST, FL 32137

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
TRC Review v.1	03/29/2022	05/11/2022	04/14/2022	REQUIRES RE-SUBMIT
TRC Review v.2				Not Received

SUBMITTAL DETAILS

TRC Review v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building)	Robert Snowden	05/11/2022	04/06/2022	Approved
County Attorney (County Attorney)	Sean Moylan	04/20/2022	04/14/2022	Received
Comments	Comments pending at this time.			
E-911 (E-911)	Gina Lemon	04/20/2022	04/14/2022	Received
Engineering (Engineering)	Susan Graham	05/11/2022	04/14/2022	Requires Re-submit
Comments	<div>1. What is the timeframe in which the truck will be placed at the site during each day of the week?</div> <div>2. Provide a site plan to scale that depicts the actual size of the truck. Is the truck being placed on pavement or grass.</div> <div>3. Will the truck take away any existing parking spaces?</div> <div>4. Do you plan to hook up to the utilities on-site?</div> <div>5. Is there food being served from the building as well as utilizing the food truck.</div> <div>6. Will there be walk up traffic or just patrons of the existing business.</div> <div>7. How many parking spaces are in the existing vehicular use area.</div> <div>8. Additional comments may be provided upon further submittals.</div>			
Environmental Health (Health and Sanitation)	Gina Lemon	05/11/2022	04/14/2022	Requires Re-submit
Comments	<div>1 - Department records indicate that this property is serviced by two septic systems. If property is serviced by public sewer, please provide documentation of sewer service. Please note that if property is on a private septic system, an existing septic system approval is required for bar activities and mobile food unit.</div> <div>2 - Food truck must obtain Mobile Food Unit License from Department of Business and Professional Regulation, Division of Hotels and Restaurants.</div> <div>3 - Mobile Food Unit shall not have permanent connections to onsite utilities.</div>			
Fire (Fire)	Jerry Smith	05/11/2022	04/14/2022	Received
Comments	Comments pending at this time.			
Planning/Zoning (Planning/Zoning)	Gina Lemon	05/11/2022	04/14/2022	Requires Re-submit
Comments				

SUBMITTAL SUMMARY REPORT (COND-000692-2022)

1. Narrative does not clearly identify that the vendor will remove the truck/trailer from the site nightly, please clarify.
2. Provide site plan drawn to scale showing at a minimum:
 - a. Location and size of vending area;
 - b. Locations and sizes of trailers, tables and canopy;
 - c. Delineated parking spaces and pedestrian path from parking area to vending area;
3. Copy of application for permit from Florida Department of Agriculture and Consumer Services as well as all other regulatory agency permits.
4. The ingress and egress will be onto a Florida DOT right of way. The proposed application will generate additional vehicular trips. Provide evidence of permitting/approval from the Florida DOT for this use. Ingress to and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with traffic flow and control, and shall provide access in case of fire or catastrophe.
5. Provide evidence of the allowed dumpster use and adequate dumpster volume. Refuse and service areas shall be located so as to shield these from adjacent parcels and provide for convenient access.
6. Provide details of any portable signs inclusive of size and locations on the site plan. Include a description of the hours the signs will be active. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.
7. The proposed use shall be compatible with the availability and location of utility services, whether public or private. Show the restroom facilities on the site plan.
8. Must obtain county occupational license, if the Special Exception is approved.

Below are the Special Exception Guidelines as provided in the LDC. The applicant must provide responses to demonstrate compliance with all nine (9) of the guidelines outlined below.

Special Exception Criteria Analysis: Section 3.07.03, (F), Special Exception Guidelines, states that the Planning Board shall hear and decide upon requests for special exceptions as authorized by land classifications. The board may approve, with conditions, requests which are in harmony with the intent and purpose of the regulations. In making its determination, the board shall be guided by the following:

1. Ingress to and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with traffic flow and control, and shall provide access in case of fire or catastrophe.

Applicant Response:

2. Offstreet parking and loading areas shall be provided as required, shall take into account relevant factors in subsection 1. preceding, and shall be located to minimize economic, noise, glare or odor effects on adjacent and nearby properties.

Applicant Response:

3. Refuse and service areas shall be located with consideration for relevant factors in subsections 1. and 2. preceding.

Applicant Response:

4. The proposed use shall be compatible with the availability and location of utility services, whether public or private.

Applicant Response:

5. Screening and buffering shall be provided which preserves or improves compatibility and harmony of use and structure between the proposed use and adjacent and nearby properties, according to the type, dimensions and character of the proposed use.

Applicant Response:

6. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

Applicant Response:

7. Required yards and open spaces shall be provided.

Applicant Response:

8. The height of structures shall be in harmony with that of adjacent and nearby uses and structures.

Applicant Response:

9. The economic effect of the proposed use on adjacent and nearby properties shall be positive.

Applicant Response:

SUBMITTAL SUMMARY REPORT (COND-000692-2022)

Additional comments may be provided upon review of re-submittals.

Good Times Dog Bar (COND-000692-2022)

Engineering:

1) What is the time frame in which the truck will be placed at the site during each day of the week?

A: During operating hours, Wednesday through Friday 1:00pm to 9:00pm, Saturday & Sunday 11:00am to 9:00pm. Is it possible to leave it on site during our work week? If not, it will be removed every night.

2) Provide a site plan to scale that depicts the actual size of the truck. Is the truck being placed on pavement or grass?

A: The proposed area would be next to the privacy fence on the north end of the building. The maximum room for the truck would be 15' x 23'. The total length of the truck will not exceed 23ft. There is a gravel pad adjacent to a concrete patio area that does not effect any existing parking area nor our ingress/egress to the facility.

3) Will the truck take away any existing parking spaces?

A: No, The 2 areas next to the entrance of the facility are loading and unloading only.

4) Do you plan to hook up to the utilities on-site?

A: There is a power outlet for power only. The truck will transport gray water to the mop sink on the south side of building. They will use potable water supply.

5) Is there food being served from the building as well as utilizing the food truck?

A: Only hot pretzels and chips are being sold at the existing business per FDAC's regulation. We do not plan on selling any food in the future.

6) Will there be walk up traffic or just patrons of the existing business?

A: Yes, there will be walk up patrons.

7) How many parking spaces are in the vehicular use area?

A: 48

Environmental:

1) Department of records indicate that this property is serviced by two septic systems. If the property is serviced by public sewer, please provide the documentation of the sewer service. Please note that if the property is on a private septic system, an existing septic system approval is required for bar activities and mobile food unit.

A: We are connected to public sewer and water. See attached bill and site plan.

2) Food truck must obtain Mobile Food Unit License from the Department of Business and Professional Regulation, Division of Hotels and Restaurants.

A: The vendor will be required to obtain Mobile Food Unit License as suggested, notice of occupancy for Flagler County, and carry their own insurance.

3) Mobile Food Unit shall not have permanent connections to onsite utilities.

A: The mobile food vendor will not have any permanent connections to the buildings utilities. Only a power plug for use during operation, then will be required to disconnect everyday. They will be transporting their gray water to the mop sink on the south side of the building, and they will be using potable water for a clean water source.

Submittal Summary

1) Narrative does not clearly identify that the vendor will remove the truck/trailer from the site nightly, please explain.

A: Is it possible to leave it on site during our work week? If not, it will be removed every night.

2) Provide site plan drawn to scale showing at minimum:

a. Location and size of the vending area

b. Locations and sizes of the trailers, tables and canopy

c. Delineated parking spaces and pedestrian path from parking to vending area

A: a) see attached plans for size and location b) we have no vendor yet, however the maximum size allowed will be 23'x 15' c) parking is located east of the vendor and the pedestrian path is the existing concrete patio (see photos)

3) Copy of application for permit from the Florida Department of Agriculture and Consumer Services as well as all other regulatory agency permits.

A: see attached permits

4) The ingress and egress will be onto a Florida DOT right of way. The proposed application will generate additional vehicular trips. Provide evidence of permittal/approval from the Florida DOT for this use. Ingress and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with the flow of traffic and control, and shall provide access in case of fire or catastrophe.

A: The location is not on the right of way near the road, it will be near the building. It will not interfere with the flow of traffic and control. The concrete patio allows for safe ingress and egress for pedestrians to and from the vendor and the building. The loading zone parking spaces allow for access in case of fire or catastrophe, they also allow for safe ingress and egress to the parking lot for pedestrians.

5) Provide evidence of the allowed dumpster use and adequate dumpster volume. Refuse and service areas shall be located so as to shield these from adjacent parcels and provide for convenient access.

A: The dumpster is located on the south end of the parking lot for easy access. It is a 4 yard dumpster (see dumpster bill).

6) Provide details of any portable signs inclusive of size and locations of the site plan. Include a description of the hours the signs will be active. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

A: We do not have any portable signs for the food vendor at this time. The vendor will only be allowed to have lighting active during our normal hours of operation (Wed-Fri 1pm-9pm Sat/Sun 11am-9pm). The location of the vendor is 63.7ft from the right of way to minimize glare and economic effects.

7) The proposed use shall be compatible with the availability and location of the utility services, whether public or private. Show the restroom facilities on the site plan.

A: The vendor will be required to use the mop sink on the outside of the building for gray water disposal. The three restrooms are displayed on the plan and easily accessible from the entrance and vendor location.

8) Must obtain occupational license, if the Special Exception is approved.

A: The vendor will be required to show proof of the necessary licenses and insurance.

Special Exception Criteria Analysis:

1) Ingress and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with the traffic flow and control, and shall provide access in case of fire or catastrophe.

A: The location is not near the road, it will be near the building. It will not interfere with the flow of traffic and control. The concrete patio allows for safe ingress and egress for pedestrians to and from the vendor and the building. The loading zone parking spaces allow for access in case of fire or catastrophe, they also allow for safe ingress and egress to the parking lot for pedestrians.

2) Off-street parking and loading areas shall be provided as required, shall take into account relevant factors in subsection 1, preceding and shall be located to minimize economic, noise, glare or odor effects on adjacent and nearby properties.

A: The vendor will not interfere with any off-street parking or loading areas. It will be located at a distance from the road to minimize economic, noise, glare and odor for adjacent and nearby properties.

3) Refuse and service areas shall be located with consideration for relevant factors in subsection 1 and 2 preceding.

A: The vendor shall be located near the north end of the building near the existing concrete patio for safe and efficient transition to and from the building and parking lot.

4) The proposed use shall be compatible with the availability and location of the utility services, whether public or private.

A: The vendor will be required to use the mop sink on the outside of the building for gray water disposal. The three restrooms are displayed on the plan and easily accessible from the entrance and vendor location.

****5) Screening and buffering shall be provided which preserves or improves the compatibility and harmony of use and structure between the proposed use and adjacent and nearby properties, according to type, dimensions and character or the proposed use.**

A: Please give an example of "screening and buffering"

6) Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

A: The location of the vendor is 63.7ft from the right of way to minimize glare and economic effects. The vendor will only be allowed to have lighting on during our operational business hours.

7) Required yards and open spaces shall be provided.

A: There is significant room around the vendor at the designated location. The patrons will have access to our property for efficient seating. (See plan for seating)

8) The height of structures shall be in harmony with that of adjacent and nearby uses and structures.

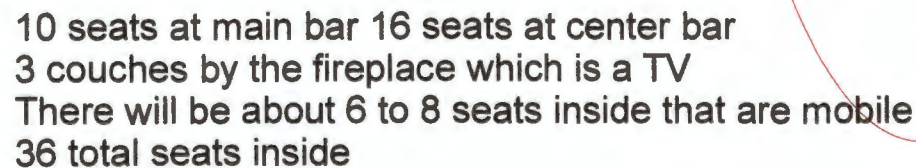
A: The height of the vendor will not exceed the building height, it will not exceed 12ft in height.

9) The economic effect of the proposed use on the adjacent and nearby properties shall be positive.

A: The vendor will be required to maintain a clean, positive atmosphere. They must keep their truck in working condition, up to date with Florida's laws and requirement and a clean exterior to benefit the adjacent properties.



FD 5/878
LB 2378

[illegible]







Florida Department of Agriculture and Consumer Services
Division of Food Safety

2022

ANNUAL FOOD PERMIT
HEMP FOOD ESTABLISHMENT

NICOLE "NIKKI" FRIED
COMMISSIONER

Chapter 500, Florida Statutes
1 (800) HELP FLA | www.FDACS.gov

PERMIT TYPE: 140
FOOD ENTITY NUMBER: 406446

LOCATION:

Good Times Dog Bar Inc.
3468 N Ocean Shore Blvd
Flagler Beach, FL 32136-2774

OWNER:

Good Times Dog Bar Inc.
chris@goodtimesdogbar.com, chris@goodtimesdogbar.com
ogbar.com
Flagler Beach, FL 32136-

EXPIRATION DATE: December 31, 2022

This permit must be conspicuously displayed at permitted location
and is not transferable. Rule 5K - 4.020(2) and 5K - 4.020(4)(a) F.A.C.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES
BEV2801186	2COP

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 564 FS.
Expiration date: MAR 31, 2023



GOOD TIMES DOG BAR INC
GOOD TIMES DOG BAR INC
3468 NORTH OCEAN SHORE BLVD.
FLAGLER BEACH FL 32136



ISSUED: 04/07/2022

DISPLAY AS REQUIRED BY LAW

SEQ # L2204070000216

00072 12/29/21



Certificate of Registration

Issued Pursuant to Chapter 212, Florida Statutes

DR-11
R. 10/21

28-8018592018-4

12/23/21

Certificate Number

Registration Effective Date

This certifies that

GOOD TIMES DOG BAR INC
3468 N OCEAN SHORE BLVD
FLAGLER BEACH FL 32136-2774

2021 - 2022

**FLAGLER COUNTY
BUSINESS TAX RECEIPT**
SUBJECT TO COUNTY ZONING RESTRICTIONS
TAX RECEIPT MUST BE DISPLAYED ON PREMISES

ACCOUNT NO.

34276

RECEIPT NO.

16681

BUSINESS PERIOD: October 01, 2021 - September 30, 2022

EXPIRES: SEPTEMBER 30, 2022

THE PERSON(S), OR ENTITY BELOW:

Good Times Dog Bar Inc.
Good Times Dog Bar Inc.
3468 North Ocean Shore Blvd.
Flagler Beach, FL 32136

Suzanne Johnston, CFC, Flagler County Tax Collector
P O Box 846, Bunnell, Florida 32110
Phone: (386) 313-4160 or Fax: (386) 313-4161

UPON A CHANGE OF OWNERSHIP OR LOCATION
BUSINESS TAX RECEIPT SHOULD BE TRANSFERRED WITHIN 30 DAYS.

OWNED BY:

Good Times Dog Bar Inc.

LOCATION:

3468 North Ocean Shore Blvd.
Flagler Beach, FL 32136

BUSINESS CLASSIFICATIONS, DISCLAIMERS, AND RELATED FEES:

EXEMPTIONS:

0.00

Bar / Tavern

\$0.00

228 The business is a private dog park that serves beer

RETAIL SALES

\$15.00

1001

Receipt Fee

15.00

Late Penalty

NSF Fee

Transfer Fee

Paid INT-21-00095464 03/08/2022 15.00

MAIN OFFICE:

1769 E Moody Blvd, Bldg 2, Suite 102, Bunnell, FL 32110

BRANCH OFFICES:

Flagler Beach Office, 2525 Moody Blvd, Flagler Beach, FL 32136

Palm Coast Office, 7 Old Kings Road North, Suite 12, Palm Coast, FL 32137

ISSUED PURSUANT AND SUBJECT TO FLORIDA STATUTES AND FLAGLER COUNTY CODE ISSUANCE DOES NOT CERTIFY COMPLIANCE WITH ZONING OR OTHER LAWS.
BUSINESS TAX RECEIPT IS SUBJECT TO REVOCATION FOR ZONING VIOLATIONS, AND / OR FAILURE TO MAINTAIN REGULATORY PRE-REQUISITES AS REQUIRED FOR
BUSINESS CLASSIFICATION(S), OR SUBSEQUENT ACTIVITIES. NOTIFY TAX COLLECTOR UPON CLOSING OF BUSINESS.



Remit Payment To:
Florida Governmental Utility Authority
P.O. Box 151345
Cape Coral, FL 33915

Or visit us at www.fgua.com

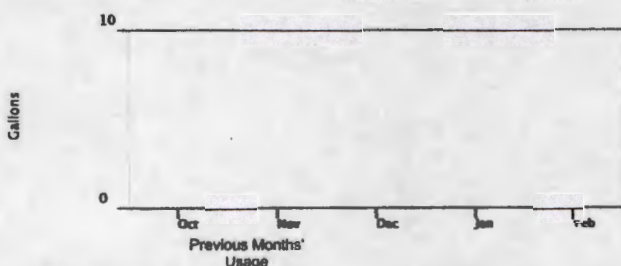
Flagler Systems

Office HoursMonday - Friday 8 AM to 5 PM
Telephone (M-F) 7:00 AM to 7:00 PM (904) 990-1441
24 Hour Emergency(904) 990-1441

Bills are due when rendered, and delinquent if not paid within 20 days. Water service may then, after five (5) days written notice, be discontinued for non-payment of either the water or sewer service. Service will be resumed only upon payment of all past due water and sewer bills and penalties together with a reconnect charge.

ACCOUNT NUMBER	SERVICE ADDRESS			STATEMENT DATE		DUE DATE
40013942	3468 N OCEAN SHORE BLVD			02/23/2022		03/15/2022
METER NUMBER	SERVICE USED		# OF DAYS	METER READING		USAGE
	FROM	TO		CURRENT	PREVIOUS	
69802629	01/17/2022	02/16/2022	30	421 Actual	421 Actual	0

Water Use History



Billing Detail

Amount Owed From Last Bill	\$44.15
Adjustments	\$0.00
Total Payments Received	\$44.15
Prior Balance	\$0.00
New Charges	
Base Charge	\$29.45
Total Water 0 TGAL Charges	\$29.45
Base Charge	\$14.70
Total Sewer Charges	\$14.70
Total Current Charges	\$44.15
Total Amount Due 03/15/2022	\$44.15

Message Center

- Please call 855-396-1256 or visit www.fgua.com to check your balance or make a payment.
- Balance inquiries can be checked and payments made 24 hours a day, 365 days a year by calling our automated payment system at 1-855-396-1256 or online at www.fgua.com.

Please detach along perforation and return this portion with your payment. Keep top portion for your records.

040013942 0004415

Florida Governmental Utility Authority - FA
6915 Perrine Ranch Rd
New Port Richey, FL 34655

☐ Check this box for address correction or message. Please print on reverse side.
Acct#: 40013942

GOOD TIMES DOG BAR, INC
3468 N OCEAN SHORE BLVD
FLAGLER BEACH FL 32136



Amount Due by 03/15/2022	\$44.15
Amount Enclosed: \$	

Pay Online www.FGUA.com
or pay by phone at 855-396-1256

Florida Governmental Utility Authority
P.O. Box 151345
Cape Coral, FL 33915



0106 - Waste Pro - Palm Coast
PO Box 2139
Bunnell, FL 32110-2139
(800) 780-0548

GOOD TIMES DOG BAR
3468 N OCEAN SHORE BLVD
FLAGLER BEACH FL 32136-2774

Account Details

Account #/ Invoice #: 066875/0000354283
Invoice Date: 04/01/2022
Balance Forward: \$146.11
Payments: -\$146.11
Adjustments: \$0.00
New Charges: \$151.99
Total Amount Due: \$151.99

Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$151.99	\$0.00	\$0.00	\$0.00	\$0.00

Dates	Description	Qty	Charge
03/28/2022	Payment - #1506600594		-\$146.11
04/01/2022	Paper Invoice Fee		\$3.00
Site 066875 Good Times Dog Bar 3468 N Ocean Shore Blvd			
05/01/2022 -	Frontload 4 Yd - Solid Waste Service	1	\$99.00
05/31/2022	Environmental Recovery		\$20.55
	Fuel Recovery		\$29.44
Site Total:			\$148.99
Total:			\$151.99

Important Message

When paying over the phone there is a \$4.95 fee, or you have the option of logging into our online bill pay portal at www.wasteprousa.com/bill-pay. Credit/debit cards charge an additional 3%, we also offer pay by checking account at no charge. PLEASE NOTE OUR REMITTANCE ADDRESS HAS CHANGED.



GO Paperless!

Sign Up for Invoice Notifications!

- Convenience
- Security
- Accessibility
- Savings

Log on to our website at www.wasteprousa.com click on Bill Pay on the top right of the page. Choose your location and create an account. You can make payments and set up for paperless billing. You can access your account anytime anywhere.

PAYMENT DUE UPON RECEIPT
LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 5/1/2022
THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A GREAT DAY!

Page 1 of 4

If you have questions about your invoice, please call our Customer Service Representatives at (800) 780-0548.
Please detach and return this portion with your payment.



0106 - Waste Pro - Palm Coast
PO Box 2139
Bunnell, FL 32110-2139
(800) 780-0548

Remittance Section

Account Number: 066875
Invoice Number: 0000354283
Invoice Date: 04/01/2022
Amount Due Now: \$151.99

Amount Enclosed: \$ _____

Please put your account number on your check and make payable to WastePro or to pay online go to www.wasteprousa.com/bill-pay

7734000204 PRESORT PBPS001



GOOD TIMES DOG BAR
3468 N OCEAN SHORE BLVD
FLAGLER BEACH FL 32136-2774

Waste Pro - Palm Coast
PO BOX 947197
Atlanta, GA 30394-7197



010600000668750000354283000151991



Scenic A1A PRIDE
*Promoting Rational Integration of Development &
Environment*

May 4, 2022

Adam Mengel
Flagler County Planning Dept.
1769 E. Moody Blvd, Bldg 2
Bunnell, FL 32110

Special Exception for Roadside Vendor. Application #3305, COND-000692-2022

Dear Mr. Mengel,

The Scenic A1A PRIDE reviewed the application for a special exception for a mobile food vendor at the Goodtime Dog Bar at 3468 Oceanshore Blvd at our April 29 meeting.

Scenic A1A PRIDE supports the special exception in the C-2 district for a roadside vendor (food truck) at 3468 Oceanshore Blvd, provided the attached conditions provided by the manager are upheld. Both businesses must also abide by the signage specifications of the Scenic Corridor Overlay, as specified in the Land Development Code.

Sincerely,

Dennis Clark, Chair
SCENIC A1A PRIDE
5784 N. Oceanshore Blvd, Palm Coast, FL 32137

c.c. Christopher Huddleston
Scenic A1A PRIDE Board

Good Times Dog Bar (COND-000692-2022)

Engineering:

1) What is the time frame in which the truck will be placed at the site during each day of the week?

A: During operating hours, Wednesday through Friday 1:00pm to 9:00pm, Saturday & Sunday 11:00am to 9:00pm. Is it possible to leave it on site during our work week? If not, it will be removed every night.

2) Provide a site plan to scale that depicts the actual size of the truck. Is the truck being placed on pavement or grass?

A: The proposed area would be next to the privacy fence on the north end of the building. The maximum room for the truck would be 15' x 23'. The total length of the truck will not exceed 23ft. There is a gravel pad adjacent to a concrete patio area that does not effect any existing parking area nor our ingress/egress to the facility.

3) Will the truck take away any existing parking spaces?

A: No, The 2 areas next to the entrance of the facility are loading and unloading only.

4) Do you plan to hook up to the utilities on-site?

A: There is a power outlet for power only. The truck will transport gray water to the mop sink on the south side of building. They will use potable water supply.

5) Is there food being served from the building as well as utilizing the food truck?

A: Only hot pretzels and chips are being sold at the existing business per FDAC's regulation. We do not plan on selling any food in the future.

6) Will there be walk up traffic or just patrons of the existing business?

A: Yes, there will be walk up patrons.

7) How many parking spaces are in the vehicular use area?

A: 48

Environmental:

1) Department of records indicate that this property is serviced by two septic systems. If the property is serviced by public sewer, please provide the documentation of the sewer service. Please note that if the property is on a private septic system, an existing septic system approval is required for bar activities and mobile food unit.

A: We are connected to public sewer and water. See attached bill and site plan.

2) Food truck must obtain Mobile Food Unit License from the Department of Business and Professional Regulation, Division of Hotels and Restaurants.

A: The vendor will be required to obtain Mobile Food Unit License as suggested, notice of occupancy for Flagler County, and carry their own insurance.

3) Mobile Food Unit shall not have permanent connections to onsite utilities.

A: The mobile food vendor will not have any permanent connections to the buildings utilities. Only a power plug for use during operation, then will be required to disconnect everyday. They will be transporting their gray water to the mop sink on the south side of the building, and they will be using potable water for a clean water source.

- drain by dumpster
- find grease trap

Submittal Summary

1) Narrative does not clearly identify that the vendor will remove the truck/trailer from the site nightly, please explain.

A: Is it possible to leave it on site during our work week? If not, it will be removed every night.

2) Provide site plan drawn to scale showing at minimum:

a. Location and size of the vending area

b. Locations and sizes of the trailers, tables and canopy

c. Delineated parking spaces and pedestrian path from parking to vending area

A: a) see attached plans for size and location b) we have no vendor yet, however the maximum size allowed will be 23' x 15' c) parking is located east of the vendor and the pedestrian path is the existing concrete patio (see photos)

3) Copy of application for permit from the Florida Department of Agriculture and Consumer Services as well as all other regulatory agency permits.

A: see attached permits

4) The ingress and egress will be onto a Florida DOT right of way. The proposed application will generate additional vehicular trips. Provide evidence of permittal/approval from the Florida DOT for this use. Ingress and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with the flow of traffic and control, and shall provide access in case of fire or catastrophe.

A: The location is not on the right of way near the road, it will be near the building. It will not interfere with the flow of traffic and control. The concrete patio allows for safe ingress and egress for pedestrians to and from the vendor and the building. The loading zone parking spaces allow for access in case of fire or catastrophe, they also allow for safe ingress and egress to the parking lot for pedestrians.

5) Provide evidence of the allowed dumpster use and adequate dumpster volume. Refuse and service areas shall be located so as to shield these from adjacent parcels and provide for convenient access.

A: The dumpster is located on the south end of the parking lot for easy access. It is a 4 yard dumpster (see dumpster bill).

6) Provide details of any portable signs inclusive of size and locations of the site plan. Include a description of the hours the signs will be active. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

A: We do not have any portable signs for the food vendor at this time. The vendor will only be allowed to have lighting active during our normal hours of operation (Wed-Fri 1pm-9pm Sat/Sun 11am-9pm). The location of the vendor is 63.7ft from the right of way to minimize glare and economic effects.

7) The proposed use shall be compatible with the availability and location of the utility services, whether public or private. Show the restroom facilities on the site plan.

A: The vendor will be required to use the mop sink on the outside of the building for gray water disposal. The three restrooms are displayed on the plan and easily accessible from the entrance and vendor location.

8) Must obtain occupational license, if the Special Exception is approved.

A: The vendor will be required to show proof of the necessary licenses and insurance.

Special Exception Criteria Analysis:

1) Ingress and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with the traffic flow and control, and shall provide access in case of fire or catastrophe.

A: The location is not near the road, it will be near the building. It will not interfere with the flow of traffic and control. The concrete patio allows for safe ingress and egress for pedestrians to and from the vendor and the building. The loading zone parking spaces allow for access in case of fire or catastrophe, they also allow for safe ingress and egress to the parking lot for pedestrians.

2) Off-street parking and loading areas shall be provided as required, shall take into account relevant factors in subsection 1, preceding and shall be located to minimize economic, noise, glare or odor effects on adjacent and nearby properties.

A: The vendor will not interfere with any off-street parking or loading areas. It will be located at a distance from the road to minimize economic, noise, glare and odor for adjacent and nearby properties.

3) Refuse and service areas shall be located with consideration for relevant factors in subsection 1 and 2 preceding.

A: The vendor shall be located near the north end of the building near the existing concrete patio for safe and efficient transition to and from the building and parking lot.

4) The proposed use shall be compatible with the availability and location of the utility services, whether public or private.

A: The vendor will be required to use the mop sink on the outside of the building for gray water disposal. The three restrooms are displayed on the plan and easily accessible from the entrance and vendor location.

****5) Screening and buffering shall be provided which preserves or improves the compatibility and harmony of use and structure between the proposed use and adjacent and nearby properties, according to type, dimensions and character or the proposed use.**

A: Please give an example of "screening and buffering" *trees on south end*

6) Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

A: The location of the vendor is 63.7ft from the right of way to minimize glare and economic effects. The vendor will only be allowed to have lighting on during our operational business hours. *Menu Board*

7) Required yards and open spaces shall be provided.

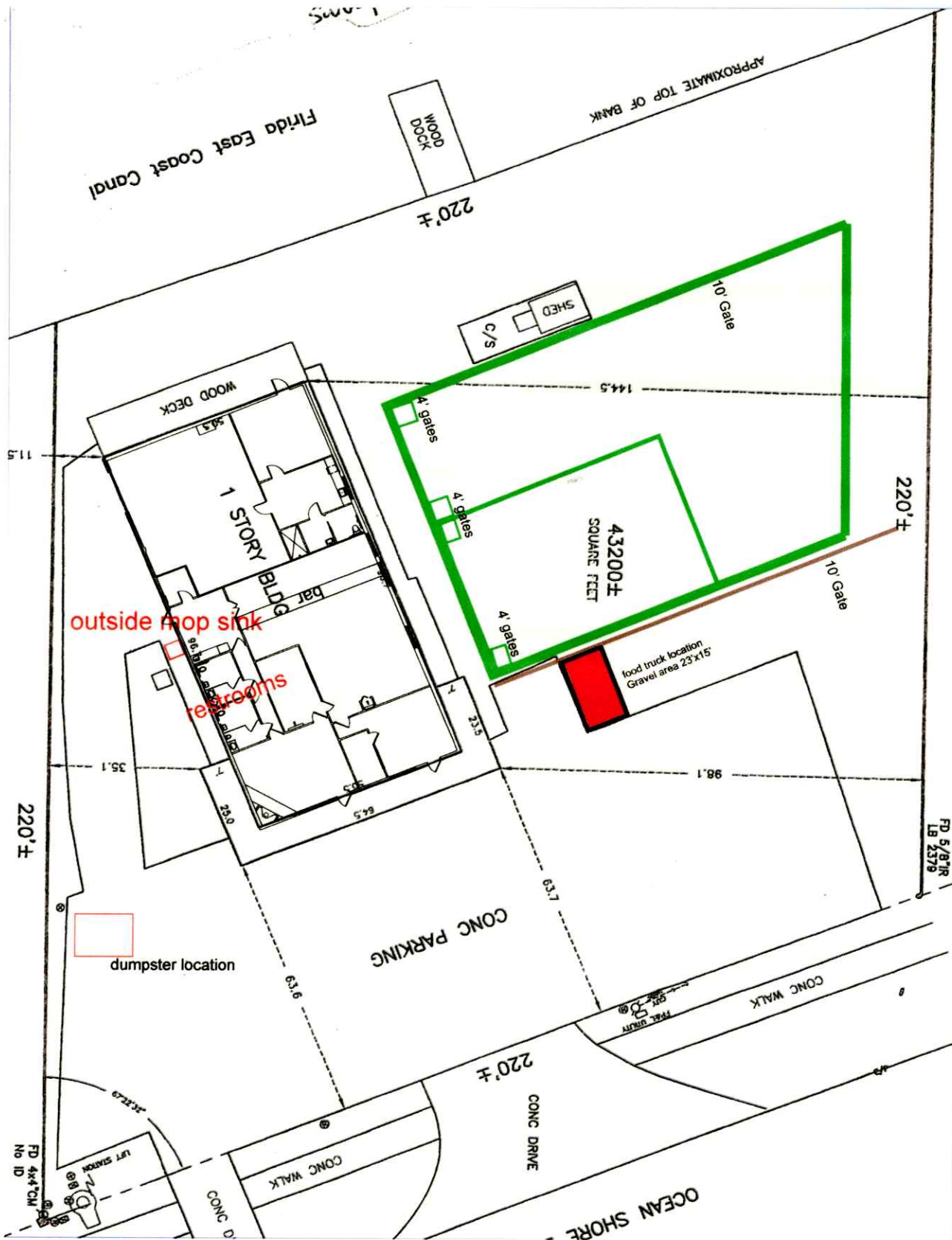
A: There is significant room around the vendor at the designated location. The patrons will have access to our property for efficient seating. (See plan for seating)

8) The height of structures shall be in harmony with that of adjacent and nearby uses and structures.

A: The height of the vendor will not exceed the building height, it will not exceed 12ft in height.

9) The economic effect of the proposed use on the adjacent and nearby properties shall be positive.

A: The vendor will be required to maintain a clean, positive atmosphere. They must keep their truck in working condition, up to date with Florida's laws and requirement and a clean exterior to benefit the adjacent properties.



#1, 2, 3 truck



App #3305 - Special Exception
Roadside Vendor



Overview

Legend

- Parcels
- Roads
- Streams and River

Date created: 4/22/2022
Last Data Uploaded: 4/22/2022 8:23:25 AM

2022 04 25 Sign Posting – Application #3305





Application #3305

Special Exception for Roadside Vendor (Food Truck)

04-11-31-3000-00000-0620	AUGER STEPHEN N	& JINA B H&W	35 COTTAGE GROVE PLACE	SPRING, TX 77381
04-11-31-3000-00000-0630	TAYLOR STEVEN G S		121 ISLAND ESTATES PKWY	PALM COAST, FL 32137
04-11-31-3000-00000-0640	LESNIEWSKI PIOTR		63 JACKLYN COURT	INWOOD, NY 11096
04-11-31-3000-00000-0650	SANTOS JOSE A JR	& ANA I H&W	13 RIVERVIEW DRIVE	BRICK, NJ 08723
04-11-31-3000-00000-0660	RAVENELL DONALD	& JULIE H&W	7735 SW 188TH STREET	CUTLER BAY, FL 33157
04-11-31-3000-00000-0670	BARRETT JOHN MICHAEL &	JONATHAN PATRICK VACCA JTWROS	129 ISLAND ESTATES PKWY	PALM COAST, FL 32137
04-11-31-3000-00000-0680	PARNUM GEOFFERY L		131 ISLAND ESTATES PKWY	PALM COAST, FL 32137
15-11-31-0000-01210-0010	BIGLARI KARIM ANDREAS		50 LEANNI WAY UNIT D-3	PALM COAST, FL 32137
15-11-31-0000-07080-0010	DELEPORTE WILLIAM	& CASEY H&W	6999 SYLVAN WOODS DR	SANFORD, FL 32771
15-11-31-0000-07080-0020	CARNEIRO MANUEL & CATHERINE	ANNE SMITH H&W TRUSTEES	4 CLASSIC CT S	PALM COAST, FL 32137
15-11-31-0000-07080-0040	3489 OCEAN SHORE LLC		3510 NE 14TH STREET	OCALA, FL 34470
15-11-31-0000-07080-0050	BUCK-O LLC		128 E MARTIN LUTHER KING JUNIOR DRIVE	HINESVILLE, GA 31313
15-11-31-0000-07080-0060	LY JENNY & THANG HUYNH JTWRS		1226 67TH ST FL 1	BROOKLYN, NY 11219
15-11-31-0000-07080-0070	FLAGLER BEACH RESORT LLC		18 LARKSPUR WAY	PALM COAST, FL 32137
15-11-31-3016-00000-0010	PETERS KEVIN A	& RENEE K H&W	24188 JEAN LA FITTE BOULEVARD	PUNTA GORDA, FL 33955
15-11-31-3016-00000-0020	RITTER ROBERT H & DAWN C	WILKES H&W	3462 N OCEAN SHORE BLVD	FLAGLER BEACH, FL 32136
15-11-31-3016-00000-0030	CRISTELLO CHARLES & JULIA	CRISTELLO H&W	3458 N OCEANSHORE BLVD	FLAGLER BEACH, FL 32136
15-11-31-3016-00000-0040	PATIRY KIM ANN & STEVEN ALLEN	PATIRY W&H	3454 N OCEANSHORE BLVD	FLAGLER BEACH, FL 32136
15-11-31-3016-00000-0050	FITZPATRICK TAWN I	& CRAIG H&W	2529 1ST AVENUE UNIT A	FERNANDINA BEACH, FL 32034
15-11-31-3016-00000-0060	REIS PAULO J	& MARCIA REIS	53 ARLENE DRIVE	WEST LONG BRANCH, NJ 07764
15-11-31-5925-00000-0010	LANGELLO GRACE M		3481 N OCEANSHORE BLVD	FLAGLER BEACH, FL 32136
15-11-31-5925-00000-0020	TAMILIO-AWED KATHLEEN		15 MASSACHUSETTS AVE	WORCESTER, MA 01609
15-11-31-5925-00000-0030	BDJL ONE LLC		209 NEW GATE LOOP	HEATHROW, FL 32746
15-11-31-5925-00000-0040	ANDREWS BEN TRUSTEE		3453 N OCEAN SHORE BLVD	FLAGLER BEACH, FL 32136
15-11-31-5925-00000-0050	REZAEI ARIO	& AZADEH YAVARI H&W	4422 LANDOVER DR	JACKSONVILLE, FL 32207

I hereby affirm mailed notice to each owner on 4/25/2022 for the Planning and Development Board meeting on 5/18/2022 at 6:00 pm.


 Gina Lemon, Development Review Planner III

**FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
PUBLIC HEARING/AGENDA ITEM #5**

SUBJECT: **LEGISLATIVE** – Transmittal of Evaluation and Appraisal Report (EAR) amendments to the 2010-2035 Flagler County Comprehensive Plan, including adoption of amendments related to recently adopted legislation on perils of flood and property rights.

DATE OF MEETING: May 10, 2022

OVERVIEW/SUMMARY: This request is legislative in nature and does not require disclosure of ex parte communication. The County contracted with the staff of the Northeast Florida Regional Council to update the 2010-2035 Comprehensive Plan by completing the County's Evaluation and Appraisal Report (EAR) based amendments. In 2019, the County advised the Department of Economic Opportunity (DEO) that amendments to the Comprehensive Plan were needed to coincide with changes in Florida Statutes. The County specifically noted adoption of perils of flood amendments. Since the time of the EAR letter to DEO, the County engaged in several projects receiving financial and technical assistance from the Florida Department of Environmental Protection, the Florida Department of Transportation, and the Northeast Florida Regional Council specifically related to resiliency. The result of these efforts is the drafting of the perils of flood amendments, but these have not been adopted by the County. In the meantime, other requirements were added to the statutes, including a property rights element requirement. At the same time, previously required planning efforts – including the requirement for an adopted Public School Facilities Element – were eliminated from Florida Statutes.

The transmittal of these amendments will result in the County's Comprehensive Plan returning to a status of compliance with the State. Following the completion of the County's strategic planning effort – which is now underway – the Comprehensive Plan will undergo a more thorough amendment process to coincide with the strategic plan.

It should be noted that much of the data and analysis from the original 2010-2035 Comprehensive Plan adoption remains valid. Because of this, minimal changes are needed at this time to achieve compliance.

As part of the April 26, 2022 Special Called Meeting of the Planning and Development Board, the Planning and Development Board will discuss the EAR-based text amendments at its May 10, 2022 regular meeting, followed by the review and discussion of the specific map amendments at its June 14, 2022 regular meeting.

This agenda item is:

 quasi-judicial, requiring disclosure of ex-parte communication; or
 X legislative, not requiring formal disclosure of ex-parte communication.

OPTIONS FOR THE BOARD: The Planning and Development Board recommends that the Board of County Commissioners:

1. transmit the Evaluation and Appraisal Report (EAR) based amendments to the 2010-2035 Comprehensive Plan, including adoption of amendments related to recently adopted legislation on perils of flood and property rights; or
2. continues the public hearing on its recommendation to a time and date certain.

ATTACHMENTS:

1. Proposed amendments to the Goals, Objectives, and Policies
2. Updated Data and Analysis
3. Public comment

Proposed Changes to the Flagler County-2035 Comprehensive Plan

A. Strikethrough of the Overview and Implementation Section

REMAINDER OF PAGE INTENTIONALLY BLANK

I. Introduction

~~The Flagler County Comprehensive Plan 2010-2035 provides for the planning of the unincorporated areas of Flagler County. Those areas under the jurisdiction of municipalities shall not be bound by the goals, objectives and policies established in the Flagler County Comprehensive Plan, unless otherwise directed by an adopted and approved joint planning agreement, interlocal agreement, memorandum of understanding, multi-jurisdictional development agreement or any other formally adopted agreement.~~

~~The overriding purpose for a Comprehensive Plan is to provide a prediction of future events within the planning horizon and to ensure that the affected local government has the capabilities to accommodate and address changes in the future. Additionally, a Comprehensive Plan provides assistance to elected leaders in making decisions in the overall operation of their jurisdiction. In sum, a Comprehensive Plan should provide residents, business owners, and other local leaders with the goals, objectives and policies to manage the man-made and natural resources of the area in order for that area to remain sustainable.~~

~~The State of Florida embraces this concept and has adopted laws that require every county and city to draft, adopt, and implement a Comprehensive Plan. The requirements for the Comprehensive Plans are identified in the Florida Growth Management Act (Chapter 163, Part II, Florida Statutes) and codified in Florida Administrative Code Chapter 9J-5. Flagler County adopted a Comprehensive Plan subject to the provisions of the Growth Management Act in 1990. In 1999, Flagler County completed an evaluation and appraisal of the success of the 1990 Comprehensive Plan and adopted a revised Comprehensive Plan in 1999. The 1999 updated Plan was needed to address the issues and concerns that were raised in the analysis of the original Comprehensive Plan. Additionally, the 1999 update provided the standards needed to ensure that the County's Comprehensive Plan was consistent with the State's Comprehensive Plan and the Northeast Florida Regional Council's Strategic Regional Policy Plan.~~

~~The Flagler County Board of County Commissioners faces a different set of issues and conditions in 2010. This was first realized in 2007 when the County Commission established a committee of citizens from across the County to guide the development of a common set of goals for Flagler County. The primary purpose was to ensure that any future plans had to properly reflect an updated and accurate summary of the issues facing the County. The resulting outcome were~~

~~guiding principles that addressed such issues as the protection of agricultural uses; the preservation of valuable natural resources; the creation of the City of Palm Coast; and the expansion of the City of Bunnell.~~

~~This updated Comprehensive Plan is for a twenty-five year planning horizon from 2010 to 2035. The County is using this planning horizon so that the Comprehensive Plan is a document that provides a consistent vision for the County, but has the ability to adapt to changing conditions. It is also intended that the planning horizon ensure that the long term goals, objectives and policies included herein will be consistent with the State of Florida Comprehensive Plan, as well as the Northeast Florida Regional Council's Strategic Regional Policy Plan.~~

~~The Flagler County Comprehensive Plan has been drafted pursuant to the requirements for comprehensive plans as identified in the Florida Growth Management Act (Chapter 163, Part II, Florida Statutes) and codified in Florida Administrative Code Chapter 9J-5. Flagler County adopted its first comprehensive plan under the provisions of the Growth Management Act in 1990. This 2010 to 2035 Comprehensive Plan addresses the issues and recommendations included in the 2009 Evaluation and Appraisal Report and reflects the second time that a major update and revision occurred since the original adoption in 1990.~~

~~It is important that the Flagler County Comprehensive Plan serve as a guide for leaders over the next 25 years. The eleven elements that constitute the Comprehensive Plan reflect the efforts of the County residents to establish guiding principles for the goals, objectives and policies contained in the Comprehensive Plan. These are intended to assist local leaders so that there is continuity and sustainability.~~

~~The Flagler County Comprehensive Plan is a dynamic document. The projections and recommendations in this document are based on current conditions and the data and analysis available at this time. As time proceeds and change occurs, the Flagler County Comprehensive Plan will need to be evaluated and updated. This provides the opportunity to update and integrate the Comprehensive Plan with other planning tools, such as the Flagler County Board of County Commissioners Strategic Plan, the Florida Department of Transportation (FDOT) long range plans, St. Johns River Water Management District (SJRWMD) water supply plan and the Northeast Florida Regional Council (NEFRC) plans. The evaluation and update is a critical part of the success of a comprehensive plan.~~

II. Geographic Setting and Historical Trends

Flagler County lies in the northeastern part of Florida, about sixty miles southeast of Jacksonville and 25 miles north of Daytona Beach. Flagler County is about 23 miles wide at its widest point east to west, and 29 miles long at its longest point north to south. The Atlantic Ocean beachfront area is 18 miles long and forms the eastern boundary, and Crescent Lake forms a significant portion of its western boundary (See Map 1, Northeast Florida Regional Map).

Flagler County occupies approximately 571 square miles consisting of 485 square miles of land area and 86 square miles of water area. This area includes the incorporated cities of Beverly Beach, Bunnell, Flagler Beach, Marineland, and Palm Coast. The City of Bunnell, the county seat, is located at the geographical center of Flagler County (U.S. 1 and SR 100 crossroad).

Flagler County can be divided into two major geographic areas: the coastal area east of U.S. Highway 1 and western Flagler County west of U.S. Highway 1 (See Map 2, Major Geographic Regions). These have been broken down into smaller study areas to aid in the compiling of data that is used to analyze the existing conditions and provide guidance for future actions.

The coastal area east of U.S. Highway 1 occupies approximately thirty-five percent of the total land area. This area contains the coastal cities of Flagler Beach, Beverly Beach, Marineland and Palm Coast. There are five areas of unincorporated Flagler County that include the planned communities of Plantation Bay, Matanzas Shores, Grand Haven and Hammock Dunes; and unincorporated Painters Hill and Hammock areas along A1A. Most of the urban development activity in Flagler County has occurred in this area due to following factors:

1. Traditional development pattern of the Florida coast.
2. The attractive natural resources.
3. A relatively affordable supply of housing within a reasonable commute of employment opportunities in other counties.
4. A developed and connected roadway system providing access to SR A1A, Interstate 95, U.S. 1 and SR 100.

Current land development patterns show that most of the residential development in the coastal area is occurring in the City of Palm Coast and surrounding unincorporated areas where central water and sewer facilities are available. Other residential development occurs in the incorporated areas of Flagler Beach, Beverly Beach or Bunnell, and older, small subdivisions or isolated single-family residences along A1A, SR 100, Old Dixie Highway, Old Kings Road and John Anderson Highway. There are many factors that have resulted in the residential development of the coastal area. The primary reason is the close proximity to the Atlantic Ocean and the Intercoastal Waterway. This location provides for a pleasant climate and appealing lifestyle. Additionally there are numerous parks and recreational facilities and a growing commercial base in Palm Coast.

~~The coastal area also contains numerous opportunities for business development and excellent schools. The Flagler coastal area is characterized by an overall low density residential land use pattern. This provides an attractive area for new residents, but may result in an inefficient land use pattern that increases the cost for urban services (roads, sewer, schools, etc.).~~

~~The eastern, coastal region of the county also has many regional inducements for continued growth. The eastern seaboard of Florida has traditionally experienced growth because of tourism/retirement and proximity to the ocean and Intercoastal Waterway. Flagler County has traditionally been a tourism and retirement destination. Given the changes in the global economy, Flagler County now has additional attributes (proximity to Interstate I 95, FEC rail line, close proximity to Jacksonville and Orlando Metropolitan Statistical Areas) that are alluring for development of industrial and technological uses. These assets help local governments in the development of balanced, sustainable communities. Prior to the economic downturn of 2008 and 2009, both Volusia and St. John Counties were experiencing high growth rates and there were thriving employment opportunities to residents of Flagler County. This accelerated residential and service commercial opportunities in the eastern portions of the County. This accelerated growth has greatly diminished and employment opportunities have declined resulting from the down turn of the worldwide economy. This trend emphasizes the need for Flagler County to diversify its land use options in order to attract industry and other business opportunities outside the tourism and service sectors.~~

~~The region of Flagler County west of U.S. 1 occupies approximately 65 percent of the total land area. This area is characterized by farming and timber production. Small rural communities that have existed for many years include St. Johns Park, Espanola, Haw Creek and Cody's Corner. Rural subdivisions (one acre minimum) include Flagler Estates, Daytona North and Smokerise. Flagler Estates is an antiquated subdivision that provides no infrastructure.~~

~~Up until 2005 there was little development pressure seen in the West Flagler region. In 2005, the annexation of 10,000 acres into the City of Bunnell raised concerns from state and regional agencies. The Florida Department of Community Affairs and others expressed a concern that the annexation would spur the unchecked development of the sparsely populated rural lands. The primary issue pertains to the potential for sprawling development occurring in a manner that:~~

- ~~1. Does not address the provision of urban services in an efficient and orderly manner;~~
- ~~2. Results in the degradation of valuable natural resources including wetlands, wildlife corridors and aquifer recharge areas;~~
- ~~3. Establishes incompatible land use patterns that effectively eliminate the existing agricultural uses and rural land uses.~~

~~The current economic conditions have slowed the pressure for development of raw land for new housing and commercial products. This has not abated the concern from state and regional agencies. The critical element is to make sure all local governments have in place the necessary land use policies needed to guide the development or preservation in Western Flagler County.~~

III. Guiding Principles

Flagler County has experienced considerable growth and additional intergovernmental coordination issues since the adoption of the 1999 EAR-based amendments. The Flagler County Commission embraced the idea of working in a comprehensive manner to address the growth management issues that occurred after the adoption of the 2000 Comprehensive Plan. The County Commission created the Flagler County Futures Committee in 2007 as a way of systematically defining growth issues and setting in place methods for addressing those issues. This diverse group represented a variety of interests and provided guidance in the development of a general vision and guiding principles that needed to be used in the development of the goals, objectives and policies of the new comprehensive plan. The following summarizes the major issues facing Flagler County in the development of comprehensive plan for the 2010-2035 planning horizon.

Issue 1. Sustainability

- Preservation and protection of natural resources, including: sensitive lands, habitats, wetland areas, floodways, beaches, offshore artificial reefs, and wildlife corridors.
- Preservation of the rural character of western Flagler County.
- Recognition and preservation of Flagler County's rich history, culture, and heritage.

The term "Sustainability" has many definitions and interpretations. The following figure represents how sustainability requires a balance between social, economic and environmental resources in order for the continued prosperity of the residents, businesses and natural resources within Flagler County.

Figure 1. Sustainability illustration

Source: Adams, W.M. (2006). "The Future of Sustainability: Re-thinking Environment and Development in the Twenty-first Century."

In Flagler County, "sustainability" represents the ideas that Flagler County will be able to provide for the balance among the economic, social and environmental elements. Additionally, a sustainable community, such as Flagler County, can provide its residents with the quality of life they prefer. This becomes increasingly difficult as a community grows in population and diversifies

in the individuals' interest. For example, an area that is primarily rural with farming as its primary economic base and ample amounts of natural, open lands will typically have a homogeneous population that shares the same desired goals for that community. If this area experiences changes to the economic base, such as a shift from an agricultural-based economy to a bedroom community or tourism-based economy, then the population will have different and diverse interests in how government interacts with the private sector. This has been the trend in Flagler County since the adoption of the 2000 Comprehensive Plan.

In western Flagler County the predominant land use categories are "Agriculture and Timberlands" (63%) and "Conservation" (29%). The creation and application of these land use categories occurred as part of the initial comprehensive plan created under the 1985 Growth Management Act. The final densities and policies applicable to these land use categories were completed over a period of ten years. The overall policy direction was to allow for landowners to realize value from limited residential development and protect wetland resources. The policies and land use categories were developed to provide a balance, as well as methods to protect the agricultural and natural resources in western Flagler County. There has been limited success, but the future development pattern of home sites on 5-acre tracts now appears to be incompatible with many of the agricultural interests. It is imperative that the County utilize a program to encourage landowners to support agricultural and natural resources in western Flagler County and allow for limited development.

Over the 25-year planning horizon Flagler County's role will include the difficult task of reviewing and making decisions that provide for the interests of the residents. The various issues raised in the 2009 Evaluation and Appraisal Report clearly show that the leaders of Flagler County are aware of these changing interests and the social, economic and physical impacts to the natural and built environments.

Issue 2. Water Resource Protection Planning

- Balance the water demand with sustainable capacity development through protection of water resources (including surface waters, aquifers, and wetlands) and conservation.
- Determine how the Comprehensive Plan has protected the quantity and quality of surface waters as environmental assets, water sources, and recreational opportunities.

The issue of water supply, provision of potable water and water conservation is already a major issue in the entire State of Florida. Flagler County is facing a difficult task of balancing competing interests. On one side is the need for economic growth and diversity, the preservation and protection of the agricultural economy and continuation of the real estate/construction sector of the economy. These factors require the consumption and use of water and in some cases, the

land where groundwater or surface water is “produced.” The other side of the issue is the need to preserve natural resources, the desire to maintain a “small town” character and the interest in maintaining low costs for the production of potable water. Flagler County must work with the cities and SJRWMD in order to balance these factors. The County’s role in the provision of these services may be changed over the next 25 years but its role in developing plans for water conservation, water source protection and efficient delivery of services will remain in place.

Issue 3. Public Infrastructure

- (Eastern Flagler County) The upgrading of wastewater treatment on the barrier island within unincorporated and incorporated Flagler County.
- (Eastern Flagler County) The improvement of water hydrants on the barrier island for firefighting.
- Promote the expansion of wastewater reuse within unincorporated and incorporated Flagler County.
- Enhancing intergovernmental coordination between Flagler County, its cities, and adjacent counties to provide services more efficiently and achieve more sustainable growth.
- Directing commercial and industrial growth to existing transportation corridors and major intersections where utilities can be provided.

The provision of public infrastructure consisting of potable water, sanitary sewer, stormwater management and reclaimed water will continue to be controversial items in the future. Local governments, quasi-governmental entities, private companies and on-site facilities currently provide for potable water, sanitary sewer (septic) and reclaimed water services throughout Flagler County. Stormwater management is a mixture of older systems that can be private or publicly maintained and newer systems which are typically maintained by quasi-governmental entities, such as home owners associations or community development districts. These services have to be planned and provided in order to meet statutory requirements for concurrency and the public’s demand for efficiency of government. Flagler County will have a role as a coordinator, a regulator and a limited provider of these services now and in the future.

Issue 4. Family Friendly Environment

- Enhancement of recreational opportunities by preserving natural areas for outdoor pursuits and by developing parks and a regional trail system.

- ~~Preservation of the natural shoreline of major water bodies, including Crescent and Dead lakes, and provisions for adequate and appropriate public access.~~

~~The issue of family friendly environment is directly related to quality of life. People will move to and reside in a County that provides them with social, cultural, and economic resources that compliment their desired lifestyles. The Comprehensive Plan for Flagler County carries this concept in all of the elements.~~

Issue 5. Economic Development

- ~~(Central Flagler County) Reservation of adequate economic development opportunities along the U.S. Highway 1 and Interstate 95 corridors and encouraging commercial and industrial infill, including economic development at and around the airport industrial park.~~
- ~~(Western Flagler County) Protecting and promoting sustainable agriculture and supporting agri-businesses.~~
- ~~(Eastern Flagler County) Protecting and enhancing water dependent economic development, including marine industries.~~
- ~~Nature and historic based tourism — Promote environmental based and environmentally friendly tourism as well as tourism based on historic attributes.~~
- ~~Integrate education with the County's economic development plans due to its importance and relationship business development.~~

~~The local economy is the foundation of the stability of any county. Flagler County's leaders have long realized that there is need to diversify the economic base. Efforts to step up the local economy have been severely hurt by the international economic downturn that occurred since 2007. Local leaders are looking for opportunities to act within a regional approach to improve the economic opportunities in Flagler County. The current conditions reflect an area that was heavily dependent on the residential construction industry and agriculture related businesses. These elements will continue to be important parts of Flagler County's economy. The next step is to expand those existing businesses and use the local resources to attract new business opportunities to the County to ensure long term stability.~~

Issue 6. Transportation

- ~~(Central Flagler County) Improving the transportation network through more east-west connections across the railroad, effective access management, and enhanced connectivity.~~

- Improving corridor connectivity, in particular S.R. A1A, S.R. 100, U.S. Highway 1, Old Dixie Highway, and inclusion of SIS facilities.
- Coordinating multi-jurisdictional issues, primarily pertaining to corridors between neighboring counties and FDOT facilities.
- Long range transportation planning and modeling.
- (Central Flagler County) Enhancing non-motorized accessibility to Town Center through support of a rails-to-trails connection to U.S. Highway 1, public transportation, and improved street network.

Transportation will continue to be a major issue facing Flagler County. There are currently a multitude of issues that need to be addressed within the next five years. These include whether or not to form a new metropolitan planning organization (MPO/TPO) or join one of the existing MPO/TPOs'. The need to coordinate internally with the cities will need to be enhanced regardless of the decision on the MPO/TPO. Additionally, there are requirements by the State of Florida to address multi-modal transportation and reduction of greenhouse gases. These issues must be incorporated into decision on land use in order to be truly effective. Lastly, once the decisions on planning and design have been addressed, then there will be plans needed for the funding of the improvements. The old models of relying on impact fees and developer exactions will not sufficiently fund all of the improvements, especially the operational costs of transit services and the construction/maintenance of pedestrian facilities.

Issue 7. Coastal Protection and Preservation

- Preserving and retaining ocean views, beaches, public beach access, and parks.
- Promoting dune protection and pursuing other means to prevent and mitigate beach erosion.
- Maintaining the Scenic A1A Highway and the beachfront character through design guidelines and other development regulations that minimize visual impacts.
- Protecting coastal development and populations from hazards to life and property by limiting density increases on the barrier island.

Flagler County's eastern boundary is the coastline of the Atlantic Ocean and the western boundary is Crescent Lake. These are valuable natural resources that are the principle assets for the tourism portion of the local economy and serve as an attractor for those relocating to Florida from elsewhere. Over the next 25 years Flagler County faces many challenges in managing and overseeing the health and viability of these resources. This will require an extensive coordination effort with a variety of federal, state and regional agencies and organizations.

The information and public input that resulted in this list of major issues provided the framework for the 2009 Evaluation and Appraisal Report as well as a series of generalized vision statements and guiding principles. The following guiding principles provide the basis for the goals, objectives and policies that need to be included in the 2010-2035 Comprehensive Plan. These goals, objectives and policies in turn lay the framework for more detailed implementation opportunities between Flagler County and the cities within the County.

Guiding Statement for the Comprehensive Plan

- Flagler County balances rural conservation and urban growth to support a strong economy and diverse neighborhoods with easy access to services and amenities.
- Coordinated efforts to protect and enhance the natural and built environments through sustainable choices that make Flagler County a model for a “green” community (beach, mainland neighborhoods, and rural areas).

Guiding Principles for the Comprehensive Plan

Principle One: We will protect and enhance our natural environment.

- Flagler County will conserve land through efficient development patterns.
- Flagler County will conserve and protect water through sensitive design.
- Flagler County will strive to protect our air quality through reduction of green house gas emissions.

Principle Two: We will foster sustainable growth.

- Flagler County will make efficient use of limited water resources.
- Flagler County will create opportunities to expand the local economy, focusing on clean industries.
- Flagler County will be mindful of natural hazards and mitigate risks to life and property.
- Flagler County will strive to reduce energy usage and explore the use of alternative energy sources to achieve energy sustainability.
- Flagler County will support sustainable agribusiness in Flagler County through equitable protection of agricultural lands.
- Flagler County will foster livable neighborhoods, with a variety of housing options and adequate community services, amenities and infrastructure.
- Flagler County will support and expand sustainable mobility options through development patterns and transportation investments.

Principle Three: We will seek opportunities for local and regional coordination and partnership.

- Flagler County will designate growth tiers (policy areas) to accommodate urban growth while protecting our natural and agricultural resources.
- Flagler County will coordinate infrastructure provision and development decisions with other public and private providers to increase efficiency and maximize our investment.

- Flagler County will coordinate service provision with other public and private providers to increase customer service and maintain a high quality of life.

IV. Demographic Information

The County and cities must know what is in place, what needs to be in place and how to fund it in order to develop a viable plan for sustainability in Flagler County. The first step is to review the past trends and identify the population growth trends for the planning timeframe. Flagler County has been one of, if not, the fastest growing County in Florida since the mid 1990's. This reflects the transition from a primarily rural setting to a suburban setting. The following tables provide a summary of the total population and land use trends for the County, including the cities for the 25-year planning horizon.

Table 1. Population Change 2000 to 2009

	April 1, 2000 (Census)	April 1, 2007 (est.)	Percent Change
Flagler County Total			
Beverly Beach	547	509	-6.95
Bunnell	2,122	2,394	12.82
Flagler Beach	4,878	5,401	10.72
Marineland (part)	6	9	50.0
Palm Coast	32,732	70,376	115.01
UNINCORPORATED	9,547	14,879	55.85
Florida	15,982,824	18,680,367	16.88
Incorporated	7,904,403	9,508,495	20.29
Unincorporated	8,078,421	9,171,872	13.54

Source: Bureau of Economic and Business Research, 2008

Table 2. Population Projections 2010 to 2035

	2010	2015	2020	2025	2030	2035
Total Flagler County	95,700	114,700	137,400	159,500	180,600	200,300
Unincorporated Flagler County	12,221	14,121	16,391	18,601	20,711	22,681

Source: Flagler County Growth Management and Bureau of Economic and Business Research, 2009

These projections provide for a basic estimate of population so that the County can better project where development pressure will develop. These need to be used in conjunction with the goals, objectives and policies of the local government comprehensive plans to verify the potential for these projections to be realized. As development pressures inevitably continue in the western area, it is reasonable to expect some of the population allocated to the Cities of Beverly Beach, Flagler Beach and the Town of Marineland to be realized in the western areas of Bunnell, Flagler County and Palm Coast. This does not mean that these projections should not be used, but care needs to be used in determining the potential impacts in the future.

— **Table 3. Peak Resident and Non-Resident Population for Flagler County**

Population Group	2010 (Est)	2015 (Proj)	2020 (Proj)	2025 (Proj)	2030 (Proj)	2035 (Proj)
Resident Population						
Incorporated	83,479	100,579	121,009	141,299	159,899	177,619
Unincorporated Flagler County	12,221	14,121	16,391	18,601	20,711	22,681
Flagler County Total	95,700	114,700	137,400	159,500	180,600	200,300
Seasonal Population						
Flagler County Total	11,227	12,702	14,371	16,260	18,397	20,814
Total Population						
Flagler County Total	106,927	127,402	151,771	175,760	198,997	221,114

Source: Flagler County Planning Department, 2010, based on US Census ACS 2006 to 2008 and 2009 BEBR data.

— **Table 4. Flagler County Residential Dwelling Unit Estimates and Projections**

	2010	2015	2020	2025	2030
Total Population	103,991	127,896	150,498	171,096	190,591
Persons per dwelling unit	2.35	2.35	2.34	2.33	2.33
Total dwelling units	44,223	54,538	64,215	73,233	81,914

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies and Flagler County Planning Department 2009

Note that the County is using data from the Florida Housing Data Clearinghouse for the data and analysis required for the Housing Element. This is different than the updated County population projections made by the Bureau of Economic and Business Research (BEER), which is used for the Future Land, Transportation, Infrastructure, Recreation and Open Space Elements. The County realizes that there are differences in the projections, but there are sufficient consistencies

so that sound goals, objectives and policies can be developed and adopted in the Comprehensive Plan. Flagler County will continuously update the data as these organization update and improve their projections.

The Flagler County Comprehensive Plan Elements are designed with goals, objectives and policies that are intended to prevent and discourage urban sprawl. Flagler County's role will require greater coordination with the cities since the population projections show that the majority of the population will reside within the cities. This means that Flagler County and the other local governments need to provide for shared efforts for protecting and preserving valuable agricultural and natural resources.

V. Administration of the Comprehensive Plan

Implementation: The comprehensive plan attempts to address all of the significant issues consisting of protection of agricultural and natural resources; provision of a good quality life to residents and businesses; provision of affordable workforce housing; provision of effective emergency management; and efficient delivery of utilities and public services. The goals, objectives and policies provide the guidance to local leaders. The actual implementation of these goals, objectives and policies are contained in many different document and avenues. The following provides a guide as to how Flagler County has organized the implementation of the comprehensive plan. These are not the sole sources of implementation, but are the primary resources used by the elected officials and staff in the implementation of the comprehensive plan.

Jurisdiction: The Flagler County Comprehensive Plan 2010-2035 provides for the planning of the unincorporated areas of Flagler County. Those areas under the jurisdiction of municipalities shall not be bound by the goals, objectives and policies established in the Flagler County Comprehensive Plan, unless otherwise directed by an adopted and approved joint planning agreement, interlocal agreement, memorandum of understanding, multi-jurisdictional development agreement or any other formally adopted agreement. There are goals, objectives and policies that incorporate coordination with other governmental and private entities. It is understood that all parties must agree to the method of implementation of these goals, objectives and policies and this may be out of the control of Flagler County.

Interpretation: The Flagler County Comprehensive Plan addresses many complex issues that results in a variety of goals, objectives and policies. The issues addressed in the plan combined with the level of detail needed for these goals, objectives and policies can result in misunderstandings of the document. The Planning and Zoning Director, or that person's designee, shall be the official interpreter of the Comprehensive Plan. If a fellow staff member, resident, development applicant or other person with standing on a particular issue requests an official clarification or interpretation of the Comprehensive Plan then it shall be referred to the Planning and Zoning Director. As such, the Planning and Zoning Director or the designee shall consult with the appropriate staff members to ensure that the most up-to-date information is used in making the staff's official interpretation of the Comprehensive Plan.

Appeal of Interpretation: Appeals of the Planning and Zoning Director's interpretation of the Comprehensive Plan shall be made in accordance with procedures adopted by the Flagler County Commission.

A. The Future Land Use Element

Policy A.1.1.6: Flagler County shall continue to administer land development regulations governing Agricultural Districts as adopted into the County’s Land Development Code. This agricultural district allows bona-fide agricultural pursuits, timber production, and limited residential development at a gross density of one (1) unit per twenty (20) acres. Solar facilities, as defined in FS 163.3205(2), shall also be a permitted use in agricultural land use districts.

Policy A.1.2.1: ~~By 2012,~~ Flagler County shall prepare and adopt an antiquated subdivision study. The study will be used to provide the baseline assessment of existing lots of records that do not comply with currently adopted dimension requirements as established in the Land Development Code (LDC). The County shall use this analysis in forming amendments to the regulations to address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints.

Objective A.1.5: ~~Upon plan adoption,~~ Flagler County shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available.

Policy A.1.6.9: The Board of County Commissioners may approve the development of housing that is affordable, as defined in Chapter 420.0004, Florida Statutes, on any parcel in a residential, commercial, or industrial land use and zoning category.

Policy A.2.3.1: ~~By 2011,~~ Flagler County shall develop design standards in the Land Development Code (LDC) to encourage village centers as methods of discouraging “strip commercial” development.

Policy A.2.5.1: ~~By 2015,~~ Flagler County shall coordinate with other local governments, private utility providers and quasi-governmental agencies in order to identify an appropriate method of delivering potable water and sanitary sewer along Old Kings Road in order to serve the future residents along this roadway.

Policy A.2.5.3: ~~By 2015,~~ Flagler County shall complete a detailed transportation analysis to determine the future conditions of Old Kings Road and John Anderson Highway to determine if improvements to add capacity and/or address safety issues are warranted.

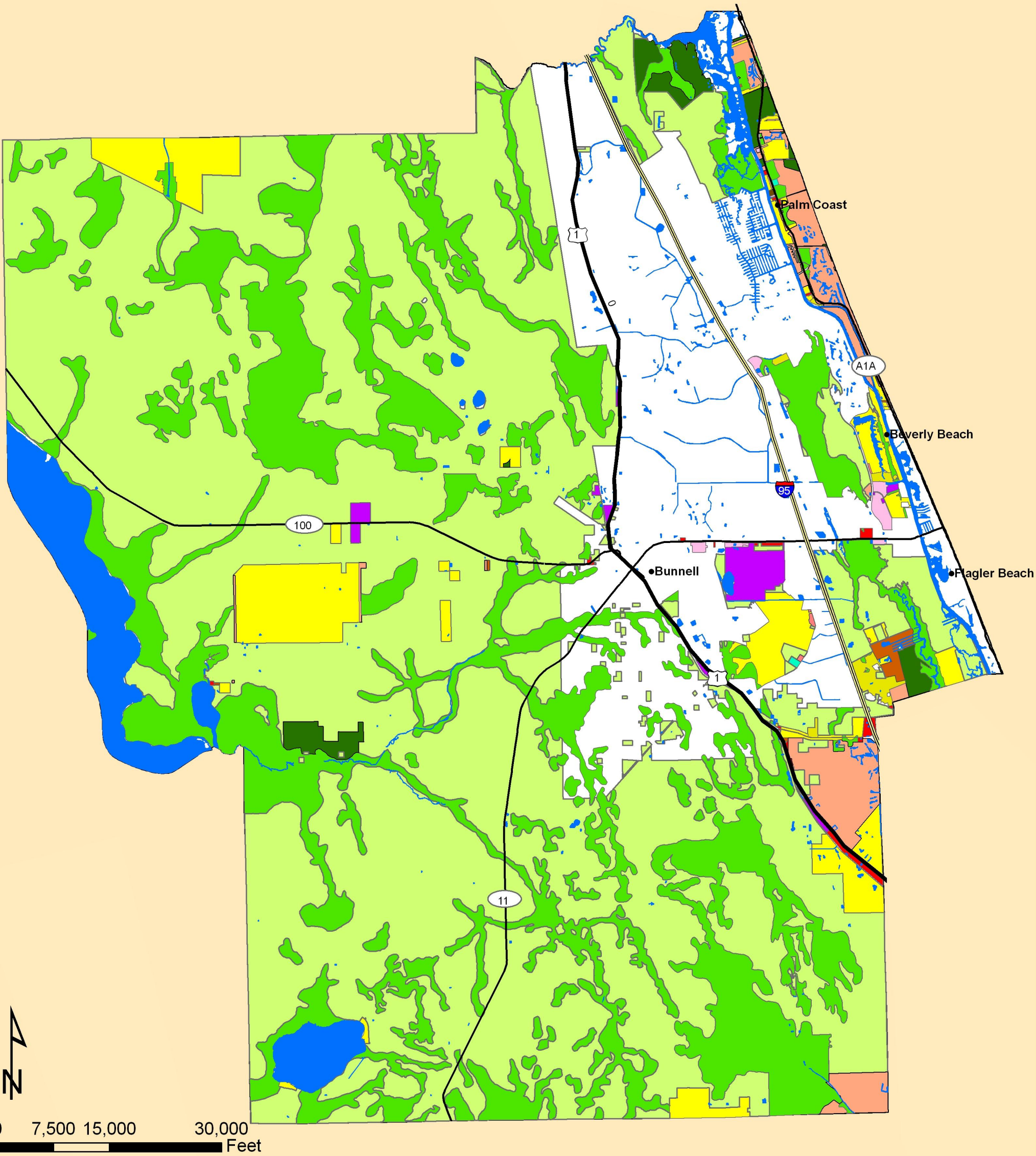
Policy A.2.7.2: ~~By 2012,~~ Flagler County shall coordinate with the owners of all properties abutting the Airport so that the appropriate land use and development will occur, this includes potential amendments to the Future Land Use Map so that residential and agricultural lands are changed to industrial, institutional, or commercial land uses. These amendments shall be subject to site-specific analysis to determine compatibility with the adjoining properties and sufficient facilities to provide necessary services (transportation, water, sanitary sewer, stormwater, etc.).

Policy A.2.8.2: ~~By 2015,~~ Flagler County will finalize performance standards in the Land Development Code (LDC) regarding the development of the antiquated Bunnell Land Company subdivision plat, north of Old Dixie Highway. The performance standards shall be used as incentives so that lands can be more intensively developed for residential uses if there is provision of centralized potable water, sanitary sewer, and adequate capacity on adjoining roadways. Additionally, the performance standards shall encourage preservation of environmental resources and use of Leadership in Energy and Environmental Design (LEED)/Green Building standards as additional incentives to landowners.

Objective A.5.3: ~~By 2011,~~ Flagler County shall draft and adopt amendments to the Land Development Code (LDC) for the Flagler Agricultural Resource Mitigation System (FARMS) so that there are stringent performance-based development standards to serve as incentives for land owners to develop limited areas for rural villages that emphasize sustainability and compatibility with the agricultural and natural resources of the Western Area of Flagler County (the portion of the County west of U.S. Highway 1).

Objective A.5.4: ~~By 2012,~~ Flagler County shall draft and adopt amendments to the Land Development Code (LDC) for an incentive program that emphasizes the use of residential clustering for properties designated as Agriculture and Timberlands and that contain between 100 and 499 acres in order to assure sustainability and compatibility with the agricultural and natural resources of the Western Area of Flagler County (portion of the County west of U.S. Highway 1).

Map A.1 - Future Land Use Map 2035



Legend

Future Land Use Categories

- Agriculture and Timberlands (1 unit per 20 acres)
- Commercial: Low Intensity (FAR 0.30)
- Commercial: High Intensity (FAR 0.40)
- Conservation
- Educational Uses
- Industrial (FAR 0.45)
- Mixed Use: Low Intensity (1 to 7 units per acre)
- Mixed Use: High Intensity (3.1 to 10 units per acre)
- Recreation and Open Space
- Residential: Low Intensity/Rural Estate (1 D.U. per acre)
- Residential: Low Intensity/Single Family (1 to 3 D.U. per acre)
- Residential Medium Density (3.1 to 7 D.U. per acre)
- Residential: High Intensity (7.1 to 10 D.U. per acre)
- Water

Source: Flagler County
Created by: Northeast Florida Regional Council
January 13, 2011

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared 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.

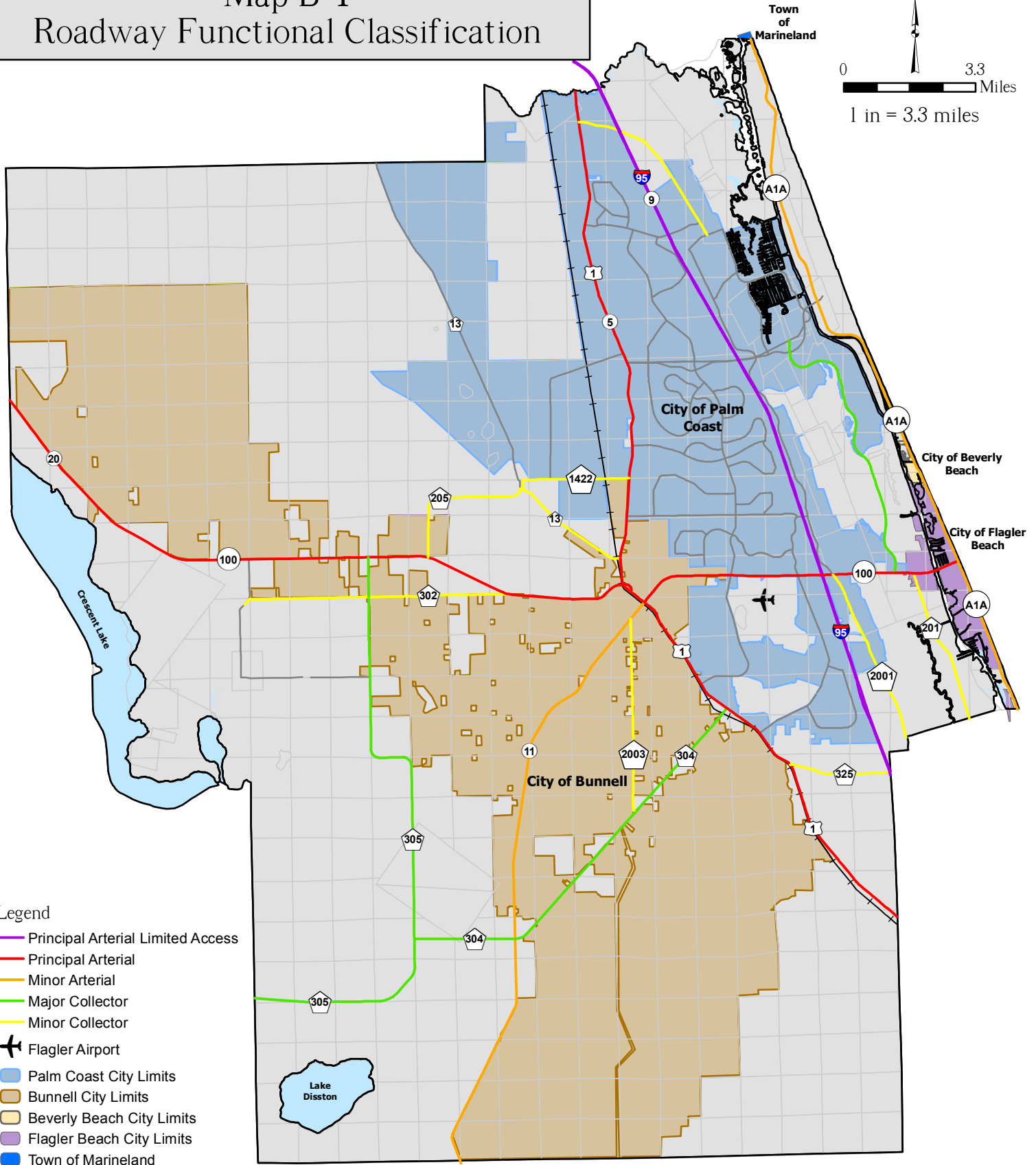
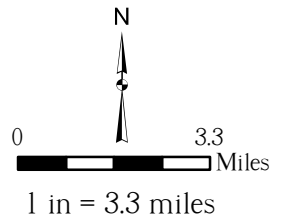
B. Transportation Element

Objective B.1.7: ~~By December 2012~~ and every three years thereafter, Flagler County will study and recommend Transportation System Management (TSM) improvements and travel demand management measures in order to increase roadway capacity, reduce peak hour congestion, reduce greenhouse gas emissions, and improve roadway safety.

Policy B.1.10.1: ~~By 2013,~~ Flagler County will develop an integrated County-wide Pedestrian, Bicycle, and Multi-Use Trail Master Plan that is coordinated with the plans of the incorporated municipalities within Flagler County and the surrounding counties. The plan will be implemented concurrent with land development and public roadway improvement projects.

Objective B.1.12: Flagler County shall coordinate its comprehensive planning process, ~~including the 2010 Evaluation and Appraisal Report (EAR) based amendments and subsequent amendments,~~ with the adopted Airport Master Plan for the Flagler County Airport, the continuing Florida Aviation System Planning process, and the Florida Department of Transportation (FDOT) Adopted Five Year Work Program.

Map B-1 Roadway Functional Classification



Legend

- Principal Arterial Limited Access
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Flagler Airport
- Palm Coast City Limits
- Bunnell City Limits
- Beverly Beach City Limits
- Flagler Beach City Limits
- Town of Marineland

Sources: Florida Department of Transportation, 2010.
England-Thims & Miller, Inc., 2010



RENAISSANCE
PLANNING
GROUP



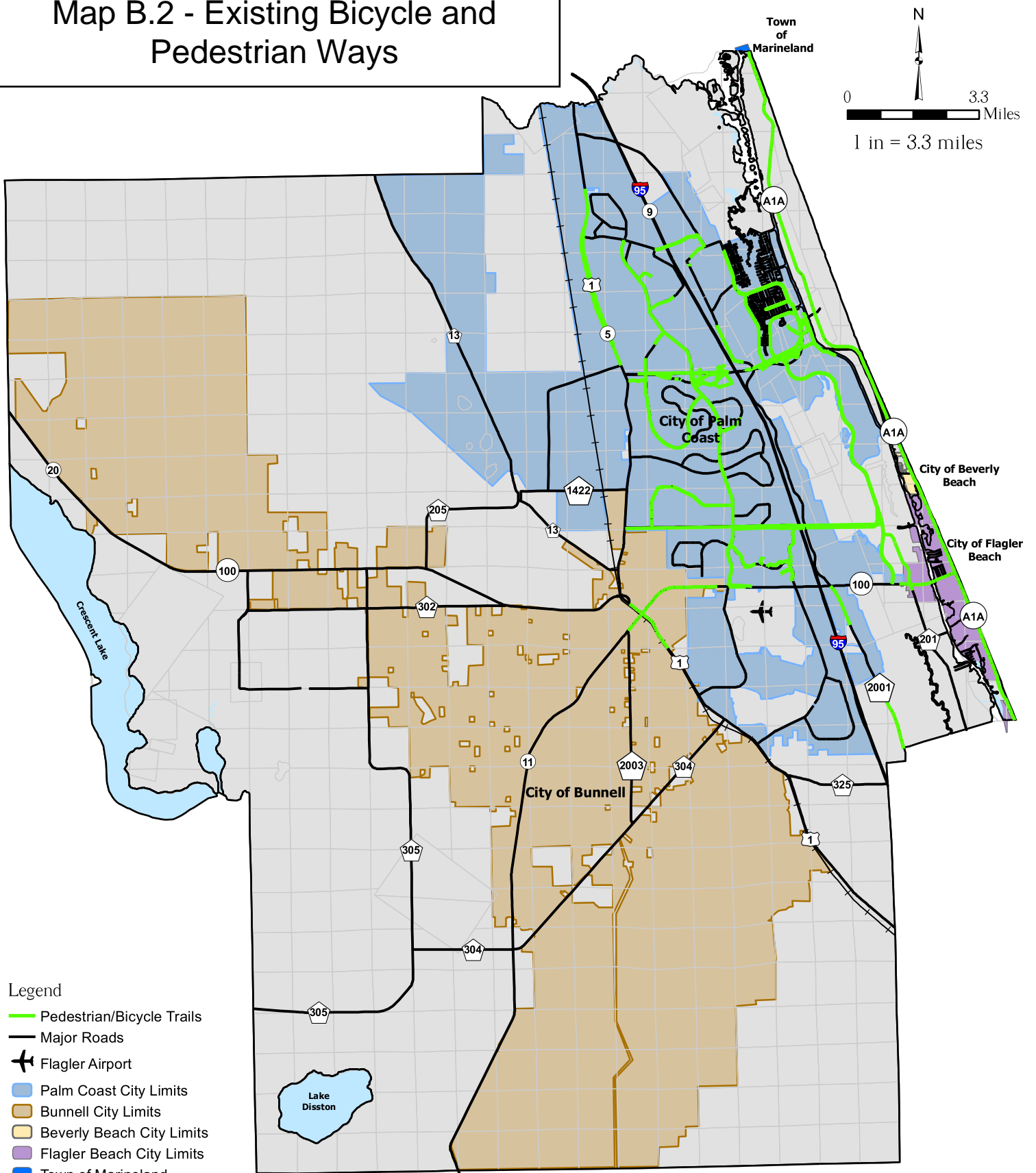
England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • G.I.B. • LANDSCAPE ARCHITECTS • SURVEYORS

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND, THIMS, AND MILLER, INC., OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. UNLESS OTHERWISE STATED, ENGLAND, THIMS, AND MILLER, INC., SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION INCLUDED HEREON.

Flagler County Comprehensive Plan 2010-2035 Transportation Element



Map B.2 - Existing Bicycle and Pedestrian Ways



RENAISSANCE
PLANNING
GROUP



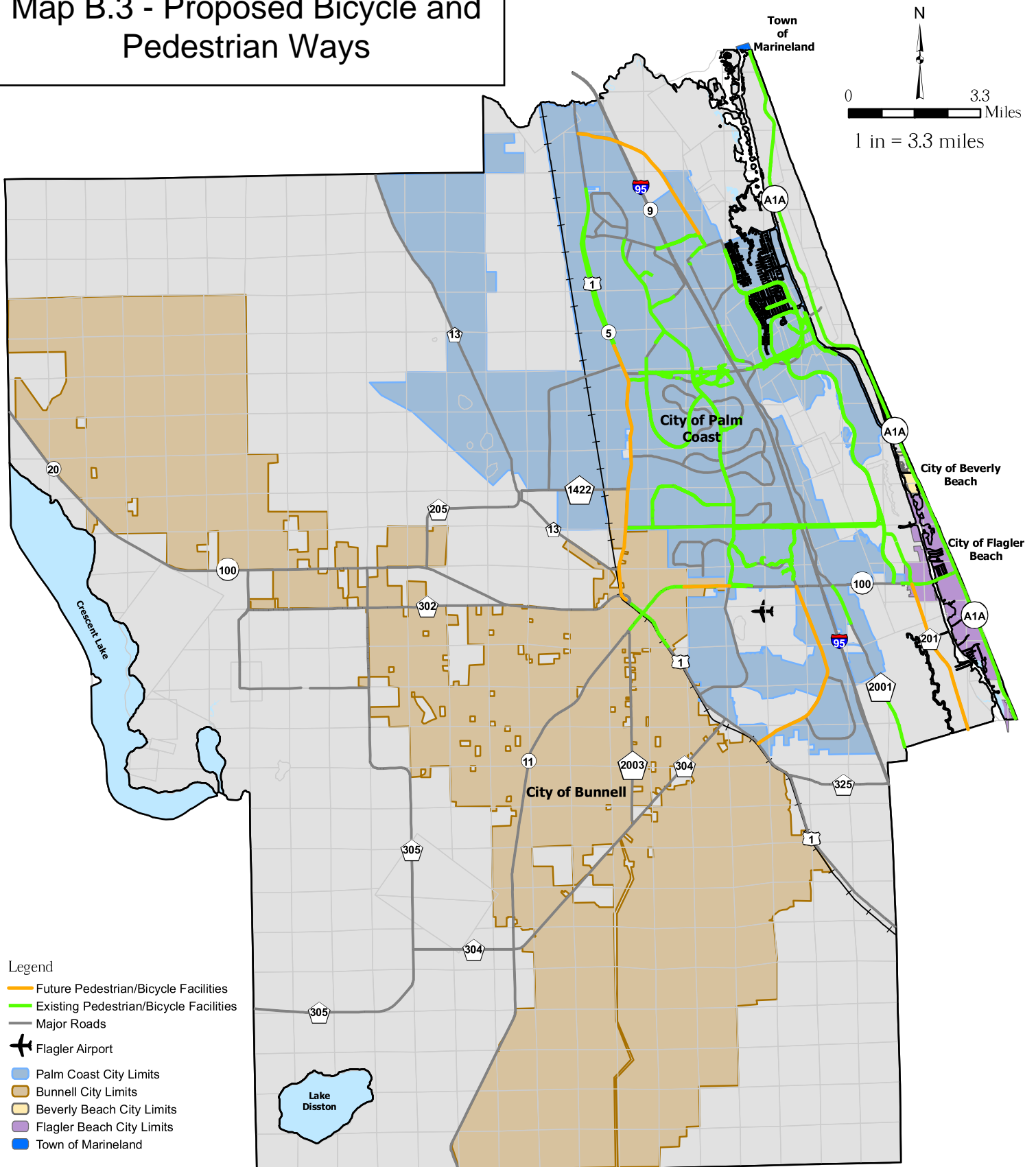
England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • G.I.B. • LANDSCAPE ARCHITECTS • SURVEYORS

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND, THIMS, AND MILLER, INC., OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ENGLAND, THIMS, AND MILLER, INC., SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION INCLUDED HEREON.

Flagler County Comprehensive Plan 2010-2035 Transportation Element



Map B.3 - Proposed Bicycle and Pedestrian Ways



Sources: City of Palm Coast 2035 Comprehensive Plan
England-Thims & Miller, Inc., 2010



RENAISSANCE
PLANNING
GROUP



England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • G.I.B. • LANDSCAPE ARCHITECTS • SURVEYORS

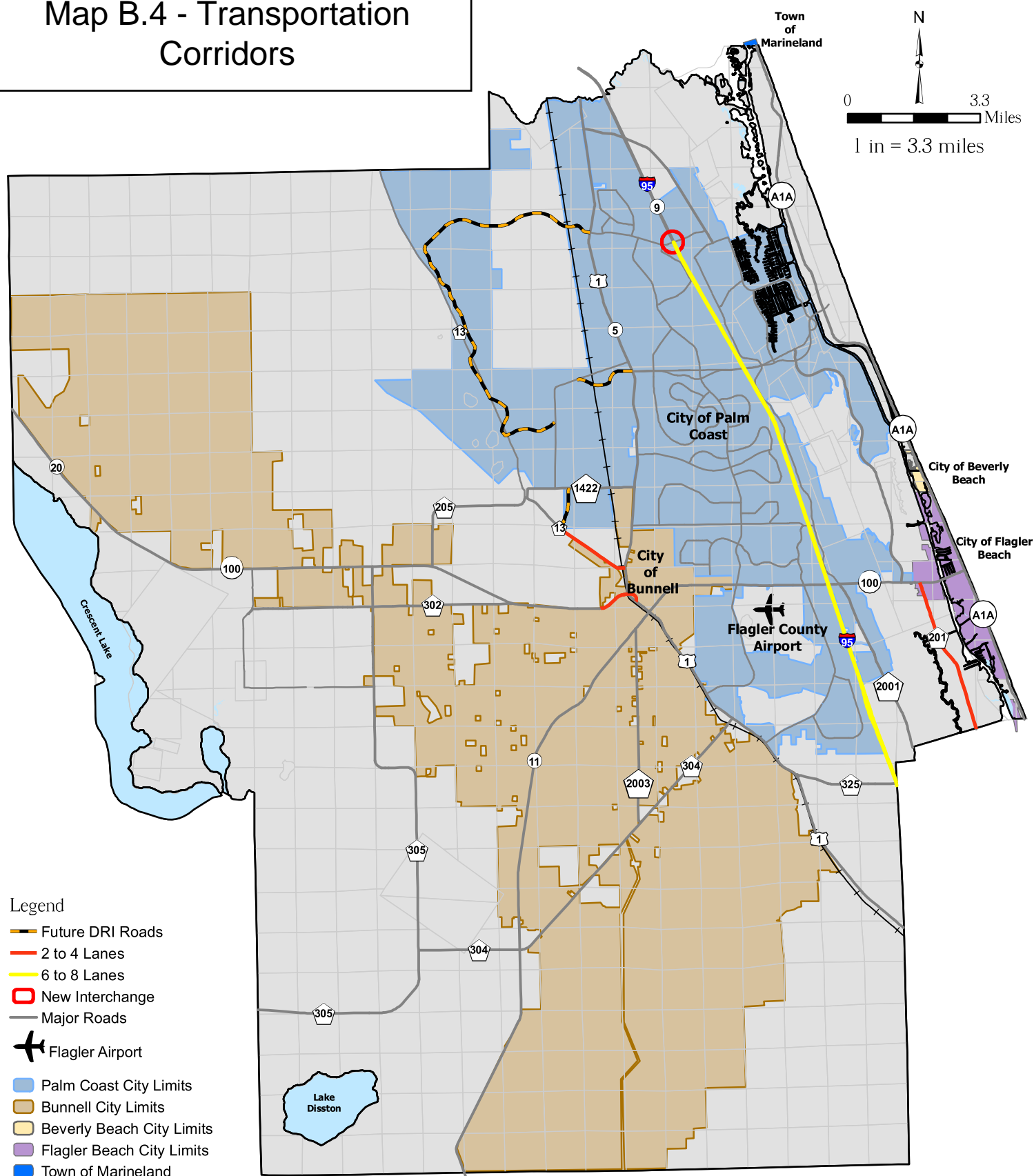
DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND, THIMS, AND MILLER, INC., OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ENGLAND, THIMS, AND MILLER, INC., SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION INCLUDED HEREON.

Flagler County Comprehensive Plan 2010-2035 Transportation Element



FLAGLER
COUNTY
FLORIDA

Map B.4 - Transportation Corridors

RENAISSANCE
PLANNING
GROUP

England-Thimny & Miller, Inc.

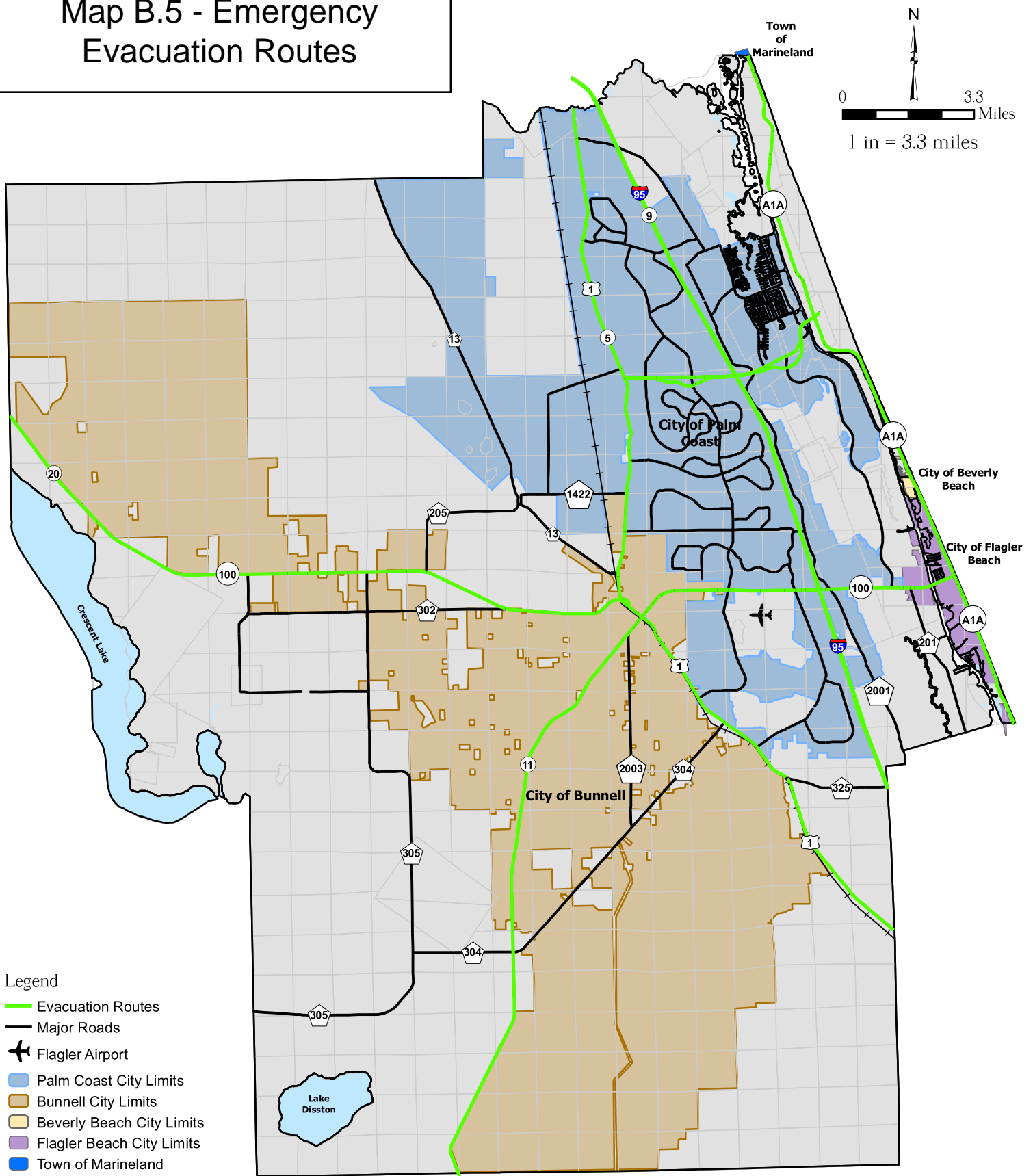
Flagler County Comprehensive Plan 2010-2035

Transportation Element



FLAGLER
COUNTY
FLORIDA

Map B.5 - Emergency Evacuation Routes



RENAISSANCE
PLANNING
GROUP



England-Thimly & Miller, Inc.
ENGINEERS • PLANNERS • G.I.B. • LANDSCAPE ARCHITECTS • SURVEYORS

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND, THIMLY, AND MILLER, INC., OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ENGLAND, THIMLY, AND MILLER, INC., SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION INCLUDED HEREON.

Flagler County Comprehensive Plan 2010-2035 Transportation Element



C. Housing Element

Policy C.1.3.1: ~~By the year 2011 and biennially thereafter,~~ Flagler County shall update the inventory of identified dilapidated housing units.

Objective C.1.4: ~~By 2013,~~ Flagler County shall update and amend its plan of action concerning conservation, rehabilitation, and demolition activities.

Policy C.1.8.1: ~~By the year 2015~~ Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups which considers accessibility, convenience, and infrastructure availability.

Policy C.1.8.2: ~~By the year 2015~~ Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups within the Coastal High Hazard Area (CHHA).

Policy C.1.8.3: ~~By the year 2013,~~ Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of rural and farmworker housing, as defined in Florida Statutes and infrastructure availability.

Policy C.1.12.1: ~~By December 2012,~~ Flagler County shall adopt Land Development Regulations (LDRs) that define extremely-low-income persons and permit the construction of accessory dwelling units within single-family zoning districts to be used for housing extremely-low-income persons consistent with Florida Statutes. The LDRs shall include provisions pertaining to minimum and maximum size of the accessory dwelling units, minimum design requirements of the accessory dwelling units and standards for ensuring that the accessory dwelling units do not change the character of single-family neighborhoods within Flagler County.

D. Infrastructure Element

Policy D.1.1.10: Flagler County shall coordinate with private and public utilities to ensure that the provision of potable water and sanitary sewer is maintained throughout the County in a manner consistent with the adopted Future Land Use Element and the Water Supply Facilities Work Plan. The County shall not issue development orders or development permits without first consulting with other local governments, private utility providers or quasi-governmental entities (e.g., Community Development Districts) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the County of a ~~building permit~~ certificate of occupancy or its functional equivalent. The County will also ensure that adequate water supplies and facilities are available and in place prior to issuing a ~~building permit~~ certificate of occupancy or its functional equivalent.

Policy D.1.3.1: The County shall not issue development orders or development permits without first consulting with other local governments, private utility providers or quasi-governmental entities (e.g., Community Development Districts) to determine whether adequate sanitary sewer facilities will be available to serve the new development no later than the anticipated date of issuance by the County of a ~~building permit~~ certificate of occupancy or its functional equivalent.

Policy D.1.7.2: Flagler County shall investigate alternative management systems such as consolidation or the creation of an authority for the delivery of wastewater and water services. ~~The County shall document the results of this investigation as part of its Comprehensive Plan Evaluation and Appraisal Report (EAR).~~

Objective D.2.1: In order to alleviate the potential harmful impacts of septic tank usage to ground water supplies, Flagler County shall ~~by the year 2015~~ conduct an engineering study of the Hammock area (beach communities) of Flagler County. The study will investigate the environmental impacts of continued septic tank use, alternatives to septic tank usage, and the feasibility of a public sewage treatment system.

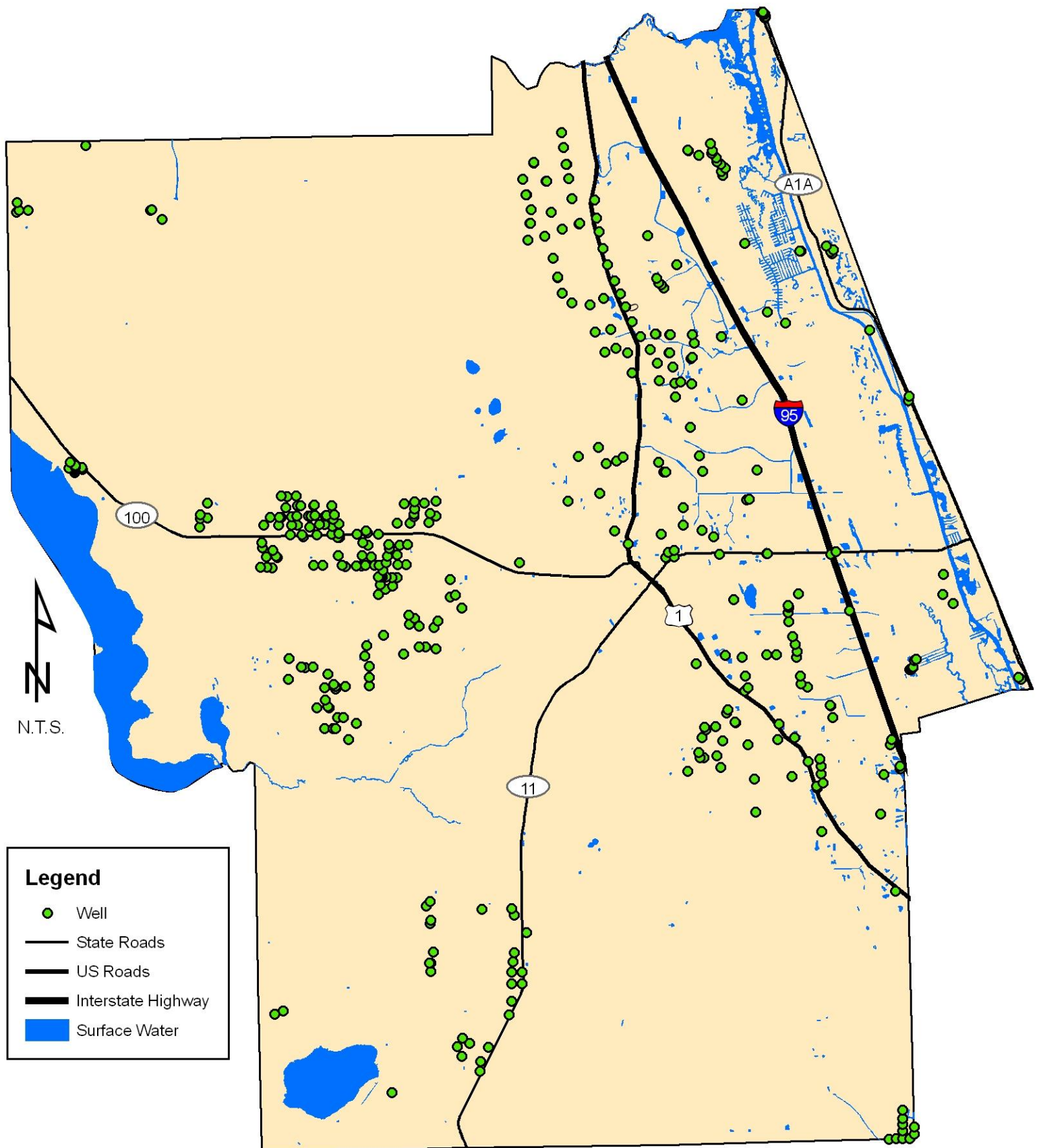
Objective D.3.2: Flagler County shall strive to reduce the per capita consumption of water by ten percent (10%) from 2010 levels ~~by the year 2020~~ through the implementation of the following

policies. The primary purpose shall be that potable water shall be utilized more efficiently on a per capita basis ~~in~~ as compared to current levels of consumption.

Policy D.3.1.4: Flagler County shall continue to monitor and coordinate with ~~adjoining its~~ water service providers ~~(private and public) to ensure approved Consumptive Use Permits are consistent with the respective adopted Water Supply Facilities Work Plans.~~ The County shall monitor and participate, as necessary, in water service providers' water supply planning process, including updates to their water supply facilities work plans and consumptive use permits, to ensure that the water service providers account for and meet the County's current and future water needs.

Policy D.5.6.3: The County's Water Supply Facilities Work Plan (2022-2035) is incorporated into the Comprehensive Plan as Appendix A of the County's Infrastructure Element.

Map D.1 - Existing and Planned Potable Water Wells



Proposed Appendix:

Appendix A: Updated Flagler County Water Supply Facilities Work Plan

Flagler County Water Supply Facilities Work Plan

Infrastructure Element

Exhibit A

(2022 - 2035)

Prepared by:
Northeast Florida Regional Council

2022

Section 1: Introduction

The purpose of the Flagler County (the County) Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the County's jurisdiction. The Work Plan's planning period is 2022-2035.

At a minimum, it will be necessary to update this document prior to the end of the planning period. In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the County must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its North Florida Regional Water Supply Plan (NFRWSP) and affects the County, it will be necessary to update the Work Plan during the planning period. Intergovernmental Coordination Element Policy I.1.1.2. and related policies contains enabling language to ensure such coordination with SJRWMD's plans.

Section 2: Potable Water Supplier Information

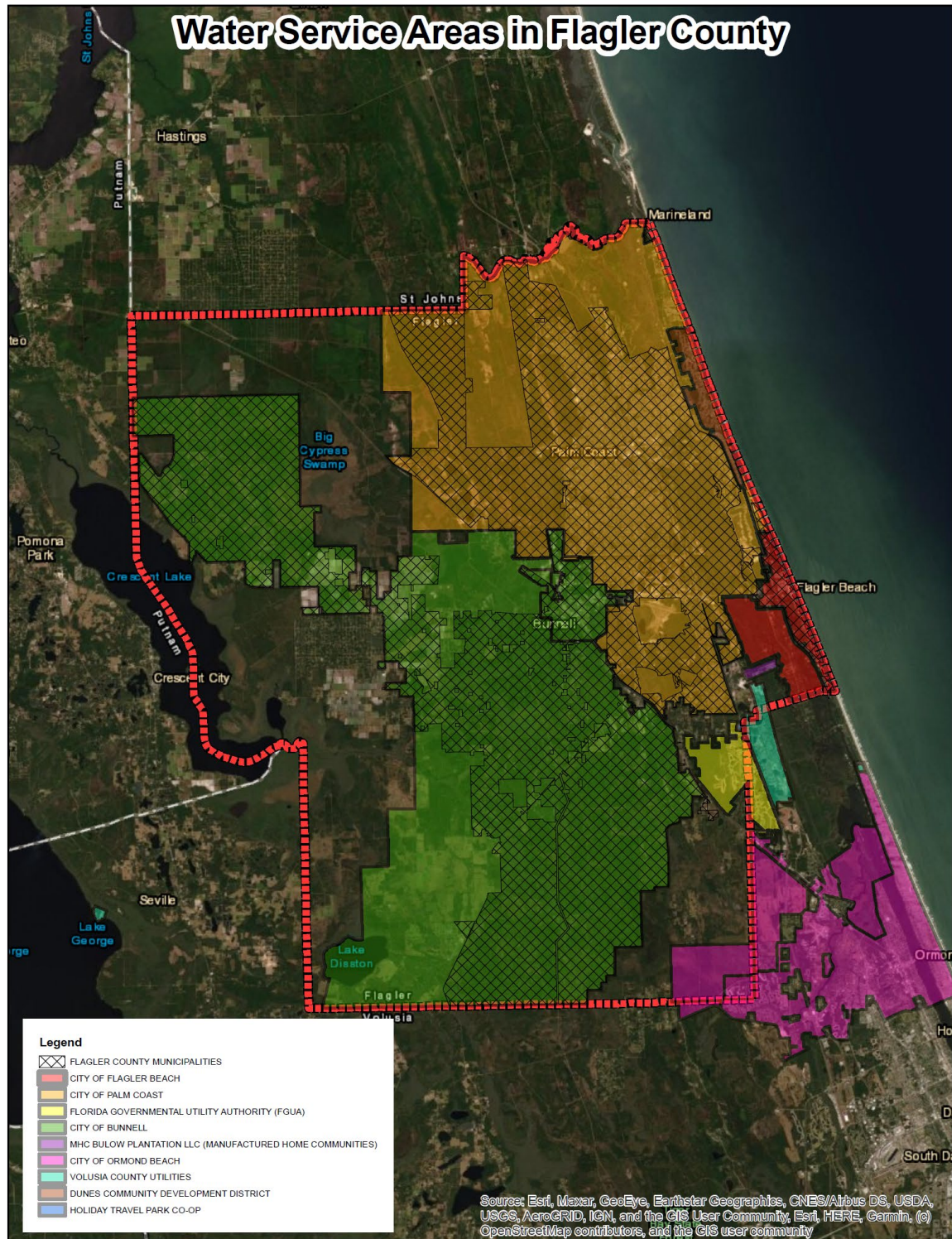
2.1 Public Potable Water Supplier

Flagler County is not a potable water service provider and does not own or maintain a potable water or wastewater system. The County relies on other entities to provide potable water service to unincorporated areas of the County. Each entity is financially responsible for their respective systems. The following entities provide potable water service within unincorporated areas of Flagler County:

Utility
City of Flagler Beach
City of Palm Coast
Florida Governmental Utility Authority (FGUA)
City of Bunnell
MHC Bulow Plantation LLC (Manufactured Home Communities)
City of Ormond Beach
Volusia County Utilities
Dunes Community Development District
Holiday Travel Park Co-Op, Inc

The figure below contains a map showing the service areas of these water suppliers.

Figure 1: Water Supply Service Areas in Flagler County.



Flagler County is dependent on multiple other entities for its potable water service. Therefore, it is important for the County to monitor and participate, as necessary, in its water suppliers water supply planning processes to ensure that these entities accurately account for the County’s current and future water needs. Infrastructure Element Policy D.1.3.4 establishes enabling language to ensure such coordination.

2.2 Potable Water Service Area Agreements

The County has several agreements (or authorizations) that allow for the provision of potable water, wastewater, and reclaimed water service in the unincorporated area. Policies I.1.1.4, I.1.2.1.6, D.1.7.1, and J.1.4.2 contain enabling language for entering and maintaining such interlocal agreements. The following section contains an inventory of agreement/authorizations.

Flagler County, the City of Palm Coast, the City of Flagler Beach, and a private developer entered into a stipulated settlement agreement in 2007 that established respective retail water and wastewater services areas. In addition, the agreement allowed the City of Palm Coast and City of Flagler Beach to provide reclaimed water service to certain areas.

Flagler County and the City of Flagler Beach entered into another agreement in 2016 to allow the City of Flagler Beach to provide water and wastewater services to an area referred to as the John Anderson Corridor.

In 2020, Flagler County transferred the Flagler County Utilities at Plantation Bay water and wastewater system to Florida Governmental Utility Authority (FGUA).

Section 3: Potable Water Sources and Demand

3.1 Public Supply Water Sources and Demand

The County’s water suppliers primarily utilize the Upper Florida aquifer (UFA) for their potable water supply source. However, some entities also utilize the confined surficial aquifer (CSA) to a minimal extent. Below is a listing of the potable water service providers and the corresponding consumptive use permits (CUPs) data.

Utility	CUP Number	CUP Expiration Date	Primary water source
City of Flagler Beach	59	2036	UFA
City of Palm Coast	1947	2041	UFA, CSA
Florida Governmental Utility Authority (FGUA)	1960	2021, renewal pending	UFA
City of Bunnell	1982	2036	UFA, CSA
MHC Bulow Plantation LLC (Manufactured Home Communities)	2002	2022	CSA
City of Ormond Beach	8932	2024	UFA

Utility	CUP Number	CUP Expiration Date	Primary water source
Volusia County Utilities	86278	2021, renewal pending	UFA
Dunes Community Development District	51136	2024	UFA
Holiday Travel Park Co-Op, Inc	1979	2041	UFA

Population and water demand within Flagler County is expected to increase during the planning period. Below are figures from the 2015-2035 NFRWSP relative to projected population and water demand for public water suppliers within Flagler County.

Table X. Public Supply Population Projections and Demand Projections (Source NFRWSP Table B-5)

	Population				Water Demand (mgd)			
	2020	2025	2030	2035	2020	2025	2030	2035
City of Flagler Beach	5,726	6,646	7,504	8,125	0.89	1.04	1.17	1.27
City of Palm Coast	98,034	113,771	128,464	142,274	9.31	10.81	12.20	13.52
FGUA (f/k/a Plantation Bay)	1,587	1,842	2,080	2,304	0.10	0.12	0.14	0.15
City of Bunnell	3,419	3,968	4,480	4,962	0.37	0.43	0.49	0.54
Manufactured Home Communities	1,377	1,377	1,377	1,377	0.08	0.08	0.08	0.08
City of Ormond Beach (Also in Volusia)	0	0	0	0	0.00	0.00	0.00	0.00
Volusia County Utilities (Also in Volusia)	1,189	1,189	1,189	1,189	0.19	0.19	0.19	0.19
Dunes Community Development District	5,722	5,722	5,722	5,722	0.56	0.56	0.56	0.56
D & E Water Resources, LLC / Heart Island (Also in Volusia)	78	151	151	151	0.01	0.02	0.02	0.02
TOTALS	117,132	134,666	150,967	166,104	11.51	13.25	14.85	16.33

3.2 Domestic Self-Supply (DSS)

In addition to public potable water supply service, a significant portion of Flagler County utilizes domestic self-supply to meet their water needs. Table 1 contains population and water demand projections for Domestic Self-Supply (DSS) within Flagler County. The respective DSS population and water demand is anticipated to increase through the planning period. Comprehensive plan policy D.1.5.4 contains enabling language for the County to require connection to public centralized wastewater and water systems within one year from the date of notice that these services are available

Table 1¹

Population and Water Demand Projections for DSS and Public Supply

	2020	2025	2030	2035
Population Projections (county-wide)	4,599	6,665	8,664	10,727
Water Demand Projections (million gallons per day)	0.28	0.41	0.53	0.65

Section 4: Non-potable Water Suppliers

4.1 Non-Potable Water Services

Flagler County is not a sanitary sewer or reclaimed water service provider. The County relies on other entities to provide sanitary sewer service and reclaimed water service to some unincorporated areas of the County. The following entities have established reclaimed water services areas or provide reclaimed water services within some unincorporated areas of Flagler County:

Utility
City of Flagler Beach
City of Palm Coast
Florida Governmental Utility Authority (FGUA)
City of Bunnell
City of Ormond Beach
Volusia County Utilities
Dunes Community Development District

2.2 Non Potable Water Service Agreements

The County has several agreements (or authorizations) relative to wastewater and/or reclaimed water service in some unincorporated area. The following section contains an inventory of agreement/authorization.

- Flagler County, the City of Palm Coast, the City of Flagler Beach, and a private developer entered into a stipulated settlement agreement in 2007 that established respective retail

¹ North Florida Regional Water Supply Plan (2015-2035), Table B-6A

water and wastewater services areas. In addition, the agreement allowed the City of Palm Coast and City of Flagler Beach to provide reclaimed water service to certain areas.

- Flagler County and the City of Flagler Beach entered into another agreement in 2016 to allow the City of Flagler Beach to provide water and wastewater services to an area referred to as the John Anderson Corridor.
- In 2020, Flagler County transferred the Flagler County Utilities at Plantation Bay water and wastewater system to Florida Governmental Utility Authority (FGUA).

Section 5: Water Supply and Facility Concurrency

5.1 Potable Water Level of Service

Flagler County Infrastructure Element Policy D.1.1.5 and Capital Improvements Element Policy J.1.1.11 contains enabling language that the established the County's potable water facilities level of service and all future development and redevelopment in the County shall be compatible with the adopted LOS standards. The County's currently potable water LOS is 125 gpcd and/or 300 gallons per ERU which is consistent with the LOS standards for the County's municipal water suppliers. Below are the LOS standards for the County's municipal water suppliers.

Municipal Utility	LOS
City of Flagler Beach	Residential: 125 gpcd Commercial: 2,000 g/acre per day
City of Palm Coast	125 gpcd
City of Bunnell	120 gpcd
City of Ormond Beach	110 gpcd
Volusia County Utilities	Residential: 300 g/ERU Office: 0.15 gpd/sq. ft. Retail, institutional & industrial: 0.10 gpd/sq ft

5.2 Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2), F.S.] require that the County's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the County anticipates issuing a certificate of occupancy. In addition, the Town must include consultation with the applicable water supplier during the permit review process and prior to the approval of a building permit, to determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. Policies D.1.1.10 and J.1.17 provides enabling language for water supply and facility concurrency and address the requirements of Section 163.3180(2)(a), F.S., including coordination with the County's water suppliers.

Section 6: Water Supply and Facility Capacity Projects

6.1 Flagler County Water Supply and Facility Capacity Projects

Flagler County does not currently have any projects identified in the NFRWSP. Three of the County's water service providers (i.e., Palm Coast, Bunnell, and Flagler Beach) have project options identified in the NFRWSP that they are implementing.

Section 7: Water Conservation Practices

The County currently implements water conservation practices, including some that are enabled by comprehensive plan policies. The County's water conservation practices include the following:

- The County shall ensure that the Water Supply Facilities Work Plan and the Infrastructure Element are implemented through interlocal agreements, memorandums of understanding, or similar instruments that would include the establishment of provisions for conserving potable water resources, including implementation of reuse programs, encouraging the use of stormwater in lieu of treated water, and potable water conservation strategies and techniques per Policy D.3.1.2, (5).
- Flagler County shall assist the St. Johns River Water Management District (SJRWMD) in its public information programs in an effort to increase public awareness and acceptance of water conservation techniques including wastewater reclamation per Policy D.3.2.1.
- Flagler County will continue to implement its water conservation related ordinances which include the use of low volume plumbing fixtures and the use of xeriscape and Florida-Friendly landscaping techniques per Policy D.3.2.2.
- Flagler County shall use water conservation efforts to protect valuable water supplies in order to strive to maintain a reliable, sustainable source of potable water through 2035 per Objective D.3.3.
- Flagler County shall establish specific standards in the Land Development Regulations (LDRs) to ensure consistency with the water conservation elements of the adopted Water Supply Facilities Work Plan that may include the implementation of native/xeric landscaping requirement for new development, retrofitting of existing development, installation of reclaimed water with augmentation from stormwater storage facilities in order to reduce the use of potable water for irrigation purposes, development of incentives to use water saving programs, implementation on restrictions/disincentives on irrigation that uses potable water, and adjustment of potable water and sanitary sewer impact fees when meeting specific criteria for conservation purposes per Policy D.3.3.1.

- Flagler County shall coordinate and cooperate with all adjoining water providers (private and public) that serve residents and businesses residing in the unincorporated areas with the development of alternative water sources per Policy D.3.3.2.
- Coordinating with the SJRWMD to identify and plug abandoned, free-flowing wells per policies D.1.5.4, F.1.5.4 and F.1.6.3.
- Flagler County shall promote water conservation through the continued implementation of its Water Conservation Program which includes the implementation of low water use residential landscapes, efficient irrigation technologies for agriculture, the installation of low water use plumbing fixtures, and the use of reclaimed water on golf courses per Policy D.5.4.6.
- Flagler County shall promote and encourage water conservation measures to reduce demand for potable water per Objective F.1.6.
- Flagler County will coordinate with water suppliers within Flagler County to attempt to achieve a per capita potable water use demand reduction to 121 gallons per capita per day through conservation measures including, but not limited to, water conservation programs and improved water conservation techniques and technology per Policy F.1.6.2.
- Flagler County shall promote water conservation coordination with the St. Johns River Water Management District (SJRWMD) in the adoption and enforcement of local water conservation measures. These measures shall be accompanied by the dissemination of public information on water conservation techniques per Policy F.1.6.5.
- Flagler County shall, as part of its WSFWP and through its LDRs, adopt water conservation measures based on the SRWMD's Florida Water Stat and the U.S. Environmental Protection Agency's (EPA's) Water Sense programs, including but not limited to: low water plumbing fixtures, low-irrigation landscape techniques (referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly landscaping); reuse of treated wastewater effluent; and the dissemination of information to the public per Policy F.1.6.6.
- Flagler County may request periodic reports from the various utilities which supply water from within Flagler County updating the effectiveness of their water conservation programs per Policy F.1.6.7.
- Flagler County shall partner with the St. Johns River Water Management District (SJRWMD) in the dissemination of public information related to water conservation per Policy F.1.6.12.
- Flagler County shall appropriately engage in enforcement actions pertaining to non-compliance with the County's Code provisions related to water conservation per Policy F.16.13.

Section 8: Nonpotable Water (reuse) Practices

The County currently implements reuse practices, including some that are enabled by comprehensive plan policies.

8.1 Reuse Practices

Utilization of reuse water is important to reduce potable water demand. The County's reuse practices include the following:

- Flagler County shall ensure that the Water Supply Facilities Work Plan and the Infrastructure Element are implemented through interlocal agreements, memorandums of understanding, or similar instruments that future wastewater treatment facilities shall have reuse as part of their design and upon expansion of any wastewater treatment facilities reuse shall be encouraged per Policy D.3.1.2.
- In order to encourage all potential occupants of industrial parks to have an approved wastewater reuse plan. Flagler County shall, during the development review process, refer these potential occupants either to the Florida Department of Environmental Protection (FDEP or the St. Johns River Water Management District (SJRWMD) depending on the ultimate use per Policy F.1.6.4.
- Flagler County shall, as part of its Water Supply Facilities Work Plan (WSFWP) and through its Land Development Regulations (LDRs), adopt water conservation measures based on the St. Johns River Water Management District's (SJRWMD's) Florida Water Star and the U.S. Environmental Protection Agency's (EPA's) Water Sense programs, including but not limited to low water use plumbing fixtures; low-irrigation landscape techniques(referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly Landscaping); reuse of treated wastewater effluent, and the dissemination of information to the public per Policy F.1.6.6.
- Flagler County within its area of legal jurisdiction shall require, consistent with the rules of the St. Johns River Water Management District (SJRWMD), that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agricultural or landscaping irrigation, percolation, or other permitted measures per Policy F.1.6.8.
- Flagler County shall consider alternate means and incentives to conserve water including, but not limited to, irrigation meters, reuse of stormwater, cisterns, surface water pumps, and identify other alternative potable water resources per Policy F.1.6.11.
- Flagler County's Land Development Regulations (LDRs) shall include incentives so that new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. Standards within the Land Development Regulations (LDRs) shall

include water reuse for irrigation of golf courses and, when possible, for other landscapes per Policy F.1.9.2.

Section 9: Water Source Protection Practices

The County currently implements water source protection practices, including some that are enabled by comprehensive plan policies. These include the following:

- Protecting potable water well fields and aquifer recharge areas by regulating certain land use activities, chemicals/substances, and impervious surfaces per policies A.1.1.1(5) and A.4.1.11
- Flagler County shall continue to rely on the St. Johns River Water Management District (SJRWMD) to conduct water supply studies and evaluations in advance of development pressure necessary to provide for the orderly and environmentally-compatible development of the County's water resources. These studies should include the identification of recharge areas for all aquifers, safe yield determinations, delineation of optimal wellfield production areas, and evaluation of saline water interface monitoring data from existing wellfields per Policy D.5.2.1.
- Flagler County shall continue to implement a financially self-supporting permit process to protect the quality of groundwater recharge. This permit process, as provided for in Article VI. of the Flagler County Land Development Regulation (LDRs) provides minimum standards for the use, handling, production and storage of hazardous and toxic materials by non-residential activities. These standards constitute a Wellfield Protection Ordinance regulating potentially adverse activities around wellfields and are most strict within selected travel times or distances that can be reasonably expected to affect groundwater quality per Policy D.5.4.1
- Flagler County's Wellfield protection zones as identified in the Wellfield Protection Ordinance shall be included in the Comprehensive Plan and indicated on the Future Land Use Map per Policy D.5.4.2.
- Flagler County's Wellfield Protection Ordinance shall be amended to include future planned wellfields as soon as well locations are known per Policy D.5.4.3.
- Flagler County shall continue to enforce and maintain the standards for wellfield protection contained in the Land Development Regulations (LDRs) in order to ensure that reasonable land use controls protect public water supply wellfields by preventing the inappropriate location of incompatible land uses. These incompatible land uses shall include industrial and commercial land uses, landfills, rockpit lakes which penetrate through confining beds and new waste storage, disposal and treatment facilities per Policy D.5.4.4.
- Flagler County shall require that all unsewered areas within protection zones in the Wellfield Protection Ordinance for a wellfield should be placed on central sewer system,

when available and connection is financially feasible, in order to protect the quality of water recharging the wellfield per Policy D.5.4.5.

- Flagler County shall continue consistent with its Water Supply Facilities Work Plan (WSFWP) to cooperate with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD), in their groundwater quality monitoring programs by implementing land use controls around public water supply wellfields and working to provide additional water quality protection for water recharging the wellfields per Policy F.1.5.1.
- Flagler County shall biennially review the Land Development Regulations (LDRs) related to wellfield protection to determine any necessary changes based on the Florida Administrative Code's (FAC) applicable rule for Florida Department of Environmental Protection (FDEP) regulated facilities and the State of Florida's Source Water Assessment Program (SWAP) as required by the Federal Safe Drinking Water Act (SWDA) and amendments. Flagler County's Land Development Regulations (LDRs) related to wellfield protection shall continue to address, but not be limited to, the following: wellfield protection zones, location and protection of future planned wellfields(as soon as locations are known); and monitoring and restrictions within the wellfield protection zones per Policy F.1.5.3.
- Flagler County shall utilize the best available information from technical reports, studies, computer models, and guidance from State and Federal agencies to establish regulations within the Land Development Regulations (LDRs), as needed, for wellfield and aquifer recharge protection per Policy F.1.5.6.

E. Coastal Management Element

Objective E.1.5: Flagler County shall aim to equal or exceed the current acreage of beaches and dunes ~~by the year 2015~~ and shall use approaches as specified in Policy E.1.5.1, Policy E.1.5.2, Objective E.1.6, Policy E.1.6.1, and Policy E.1.6.2.

Policy E.1.6.4: In order to help protect the primary and secondary dune system and mitigate the effects of a storm surge, criteria shall be incorporated in the Land Development Regulations (LDRs) ~~by 2013~~ that require the following:

Coastal High Hazard Area Sub-Element (Replace Objective E.2.3 and Policies E.2.3.1 through E.2.3.9 with Proposed Objective E.2.3 and Policies E.2.3.1 through E.2.3.17 along with Proposed Objective E.2.4 and Proposed Policies E.2.4.1 through E.2.4.4.)

~~**Objective E.2.3:** Flagler County shall direct population concentrations away from known or predicted Coastal High Hazard Areas (CHHAs) through acquisition of property within these areas and implementation of local and State regulatory measures including the Coastal Construction Control Line (CCCL) rules, Flagler County Land Development Regulations (LDRs), and Flagler County Future Land Use Map.~~

~~**Policy E.2.3.1:** Flagler County shall encourage the relocation of threatened and/or damaged structures and infrastructure landward of the Coastal High Hazard Area (V zone).~~

~~**Policy E.2.3.2:** Flagler County may hold a referendum election for the purpose of continued funding of the Environmentally Sensitive Lands (ESL) program with the intent of expanding purchases of flood prone natural areas.~~

~~**Policy E.2.3.3:** Coastal land and land within the Coastal High Hazard Area (CHHA) shall have a high priority when Flagler County undertakes land acquisition programs for the preservation of natural areas, flood plains, or endangered lands.~~

~~**Policy E.2.3.4:** Lands seaward of the Coastal Construction Control Line (CCCL) shall be designated as unsafe building areas consistent with the Land Development Regulations (LDRs) which shall serve as the line from which applicable setbacks are determined.~~

~~**Policy E.2.3.5:** Development within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) V Zone shall be limited through Flagler County restrictions regarding~~

~~the provision of water, sewer, and road facilities to service V Zone areas where infrastructure facilities have been damaged and/or destroyed by storm forces.~~

~~**Policy E.2.3.6:** A statement shall be included on all new subdivision plats located within areas of potential storm surge inundation that: "The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, and 5 hurricane".~~

~~**Policy E.2.3.7:** Flagler County shall, through its Land Development Regulations (LDRs), maintain evacuation routes within coastal areas consistent with Policies A.6.1.2 and B.1.5.10.~~

~~**Policy E.2.3.8:** Flagler County shall discourage the location of new adult living facilities, nursing homes, and other similar medical facilities that serve Flagler County's special needs population within the Coastal High Hazard Area (CHHA).~~

~~**Policy E.2.3.9:** Within the Coastal High Hazard Area (CHHA), Flagler County will not make infrastructure improvements to accommodate development with more density or intensity than allowed by the Comprehensive Plan's Future Land Use Map.~~

Objective E.2.3: Flagler County shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that reduce such risks.

Policy E.2.3.1: Flagler County shall maintain and update, as needed, all maps—including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps, and sea level rise impact maps—identifying current and potential future areas subject to high flood hazard.

Policy E.2.3.2: Flagler County shall continue to document and maintain maps of extreme high tides ("king tides"), more frequent severe rainfall events and newly revealed areas at risk of flooding to efficiently target mitigation efforts.

Policy E.2.3.3: Flagler County shall continue to provide flood relief and cleaning operations to lessen the residents' hardship after a major rainstorm and document the County's after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvement Plan.

Policy E.2.3.4: Flagler County shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design, and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time.

Policy E.2.3.5: Flagler County shall manage its planning, regulatory, and utility services to steer future population concentrations away from the Coastal High Hazard Area-(CHHA), which is defined as the area below the elevation of the Category 1 Storm Surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge models.

Policy E.2.3.6: Flagler County shall not approve any increases in hotel/motel beds and residential densities in the CHHA that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a Category 5 Storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(7)(b), F.S.

Policy E.2.3.7: Flagler County shall amend its Land Development Regulations (LDRs) to prohibit hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within CHHA and FEMA defined Special Flood Hazard Area, and also encourage such existing facilities to relocate to safer locations within the County.

Policy E.2.3.8: Redevelopment of existing dwelling units located in the CHHA is prohibited unless an engineering study supporting that redevelopment can occur in a safe manner when considering building construction, design, siting, and future storm events.

Policy E.2.3.9: Flagler County shall limit public expenditures in the CHHA or flood-prone areas by restricting expansion/improvement of the existing utilities except for improvements necessary to: 1) correct current deficiencies; 2) serve planned redevelopment pursuant to the Community Redevelopment Area (CRA) Community Redevelopment Plan; or 3) improve environmental quality.

Policy E.2.3.10: Flagler County shall require any development activities seaward of the Coastal Construction Control Line (CCCL) established pursuant to Chapter 161.053, F.S. to be consistent with the statutory provisions.

Policy E.2.3.11: Flagler County shall continue to revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks

associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the County shall require vulnerability reduction measures for all new development, redevelopment, and infrastructure such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increased resilience.

Policy E.2.3.12: Flagler County shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

Policy E.2.3.13: Rise in sea level projected by the Federal Government (National Oceanic and Atmospheric Administration) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Policy E.2.3.14: Flagler County shall recognize the CHHA as an Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (Chapter 163.3177(6)(g)(10), F.S.).

Policy E.2.3.15: Flagler County shall consider the implications of the AAA when reviewing changes to the use, intensity, and density of land lying within the AAA.

Policy E.2.3.16: Flagler County shall recognize existing regulations, programs, and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and practices related to flooding. These regulations, programs, and policies include, but are not limited to, the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy, and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulations would otherwise apply to a development or redevelopment project.

Policy E.2.3.17: Flagler County shall expand the messaging related to flood risk and emergency preparedness to identify the existence of and reasons for the AAA. The link between emergency preparedness and adaptation will be strengthened so that residents and businesses understand that readiness for storm events is enhanced by adaptation efforts to increase resiliency.

The following definitions are relevant to this effort:

Flood Hazard Area: The greater of the following two areas:

- (a) The area within a floodplain subject to a one percent or greater chance of flooding in any year.
- (b) The area designated as a flood hazard on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM): The official map of the community on which the Federal Emergency Management Agency (FEMA) has delineated both special flood hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study: The official report provided by FEMA that contains the FIRM, the Flood Boundary, and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data.

Floodway: The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Objective E.2.4: Flagler County shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the LDRs and other relevant regulatory documents as needed.

Policy E.2.4.1: Flagler County shall further update its floodplain related ordinances for consistency with the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the County Code and LDR continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy E.2.4.2: Flagler County shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserves and protection of tidal beaches that will stand the test of time and be adaptable to future climate changes.

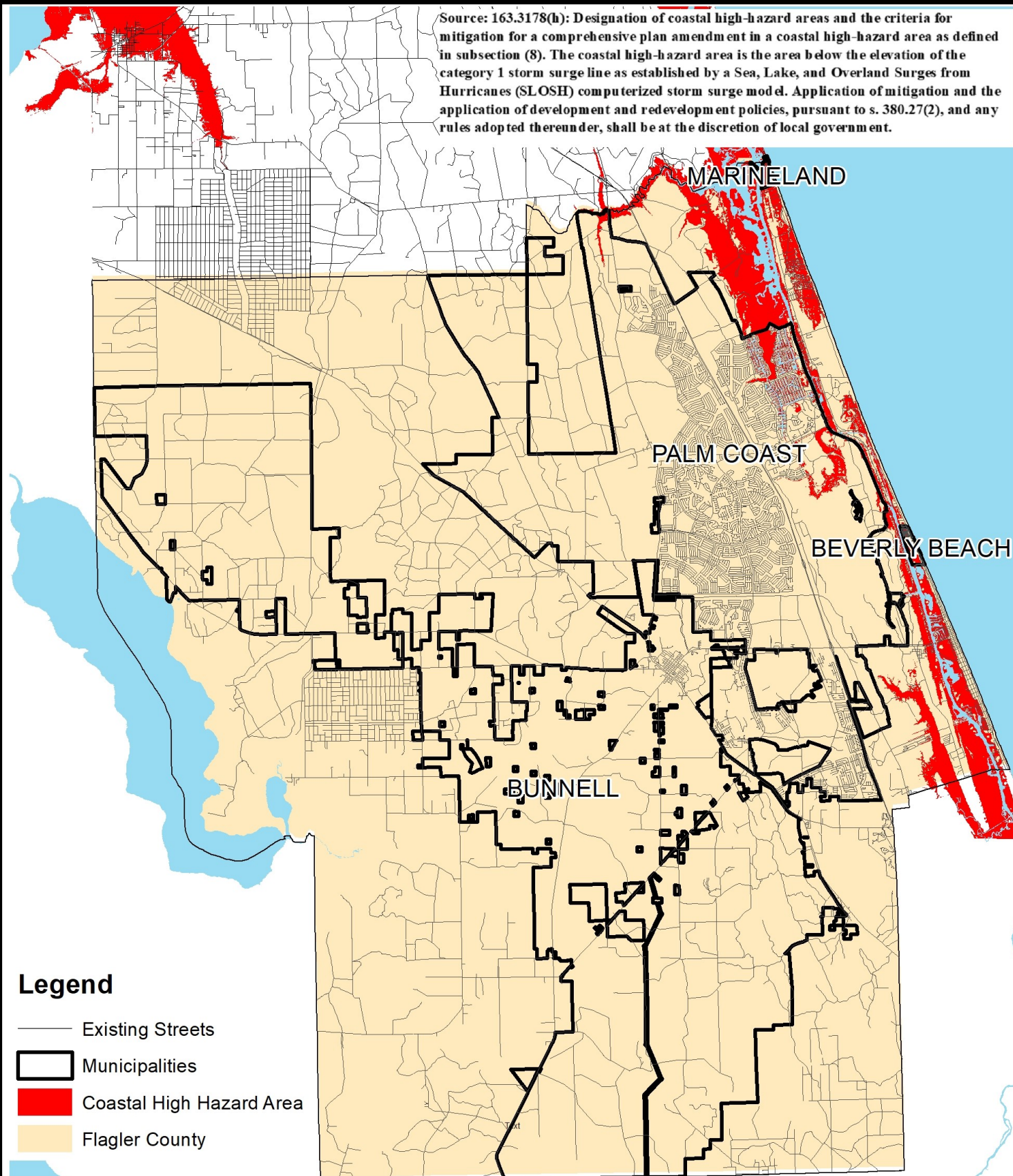
Policy E.2.4.3: The floodplain administrator / Flagler County Administrator or his or her designee shall review all permit applications to determine whether the proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, -- including grading, filling, utility installation and drainage modifications-, for all new development and substantial improvements shall be designed and constructed with methods, practices, and materials that minimize flood damage and that are in accordance with the County Code.

Policy E.2.4.4: Flagler County shall continue to participate in the National Flood Insurance Program's Community Rating System (CRS) administered by FEMA to reduce flood losses and achieve flood insurance premium discounts for their residents.

GOAL E.3: The amount of public access to coastal resources shall increase between now and the year 2020 through the planning timeframe.

Map E.1 - Coastal High Hazard Areas

Source: 163.3178(h): Designation of coastal high-hazard areas and the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area as defined in subsection (8). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of local government.



This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. 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.

0 6,500 13,000 26,000 39,000 52,000 Feet

Prepared By: The Northeast Florida Regional Council
 Checked By: Robert Jordan
 Production Date: December 2020
 Source: NEFRC

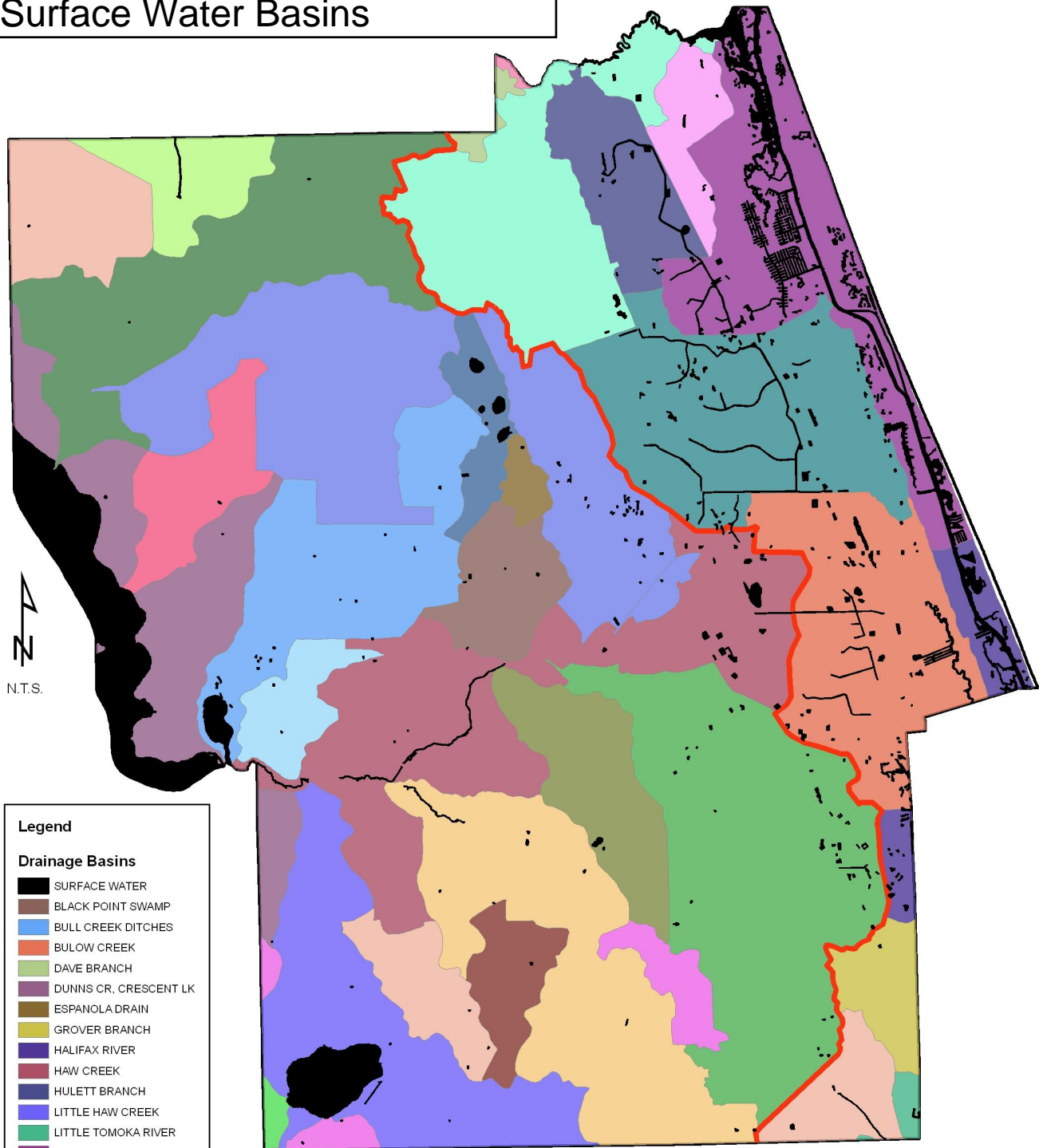


Conservation Element

Objective F.1.5: Recognizing that Flagler County is in a ~~Priority~~ Water Resource Caution Area (PWRCa) and depends on the Volusia-Floridan aquifer – designated as a Sole Source Aquifer – the quality and quantity of Flagler County groundwater resources shall not be degraded.

Policy F.1.5.8: ~~By December 2012,~~ Flagler County shall request that the St. Johns River Water Management District (SJRWMD) identify and prepare a three-dimensional potentiometric map of the Surficial aquifer recharge areas in the County.

Map F.1 - Waterbodies and Surface Water Basins



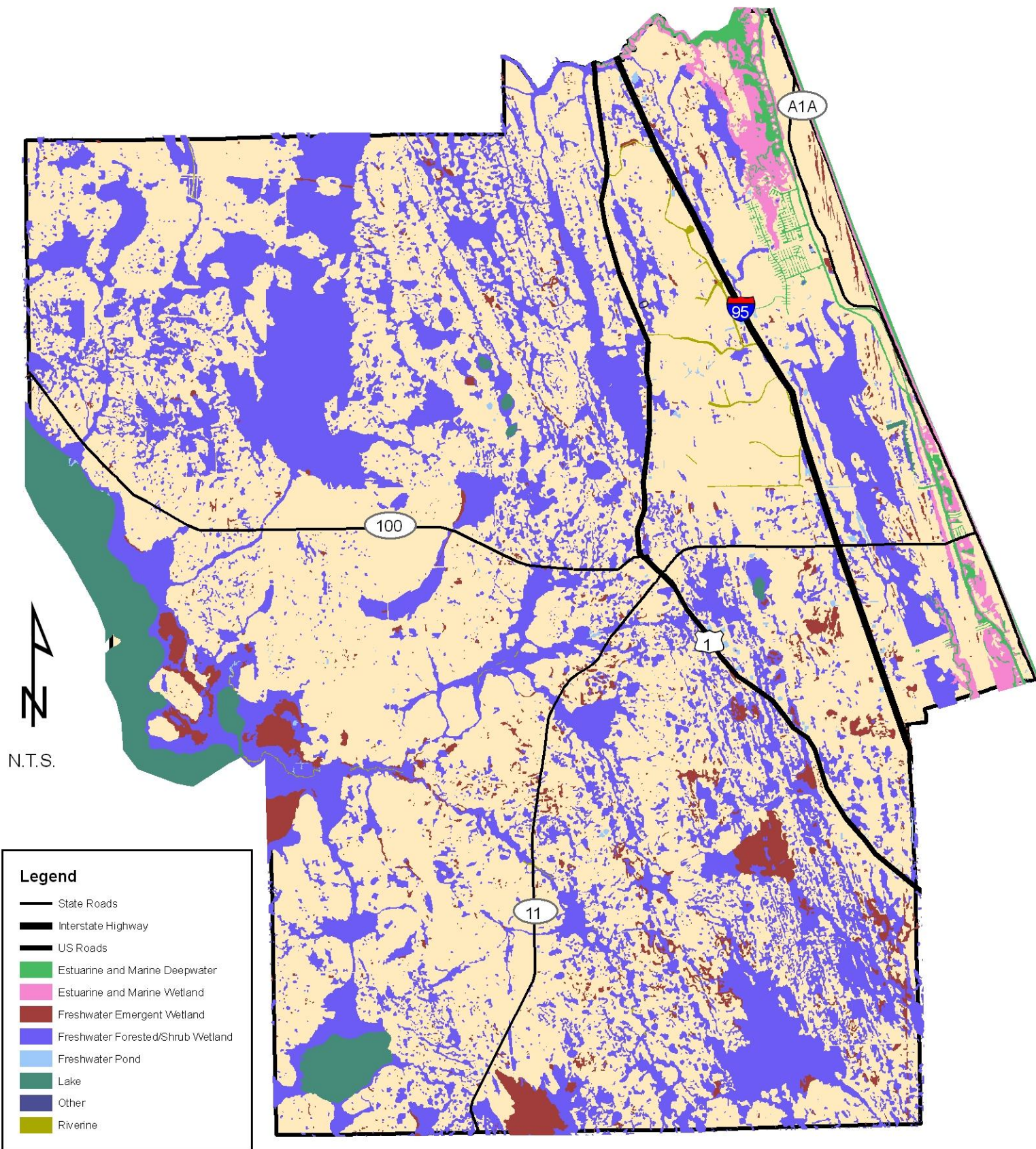
Legend

Drainage Basins

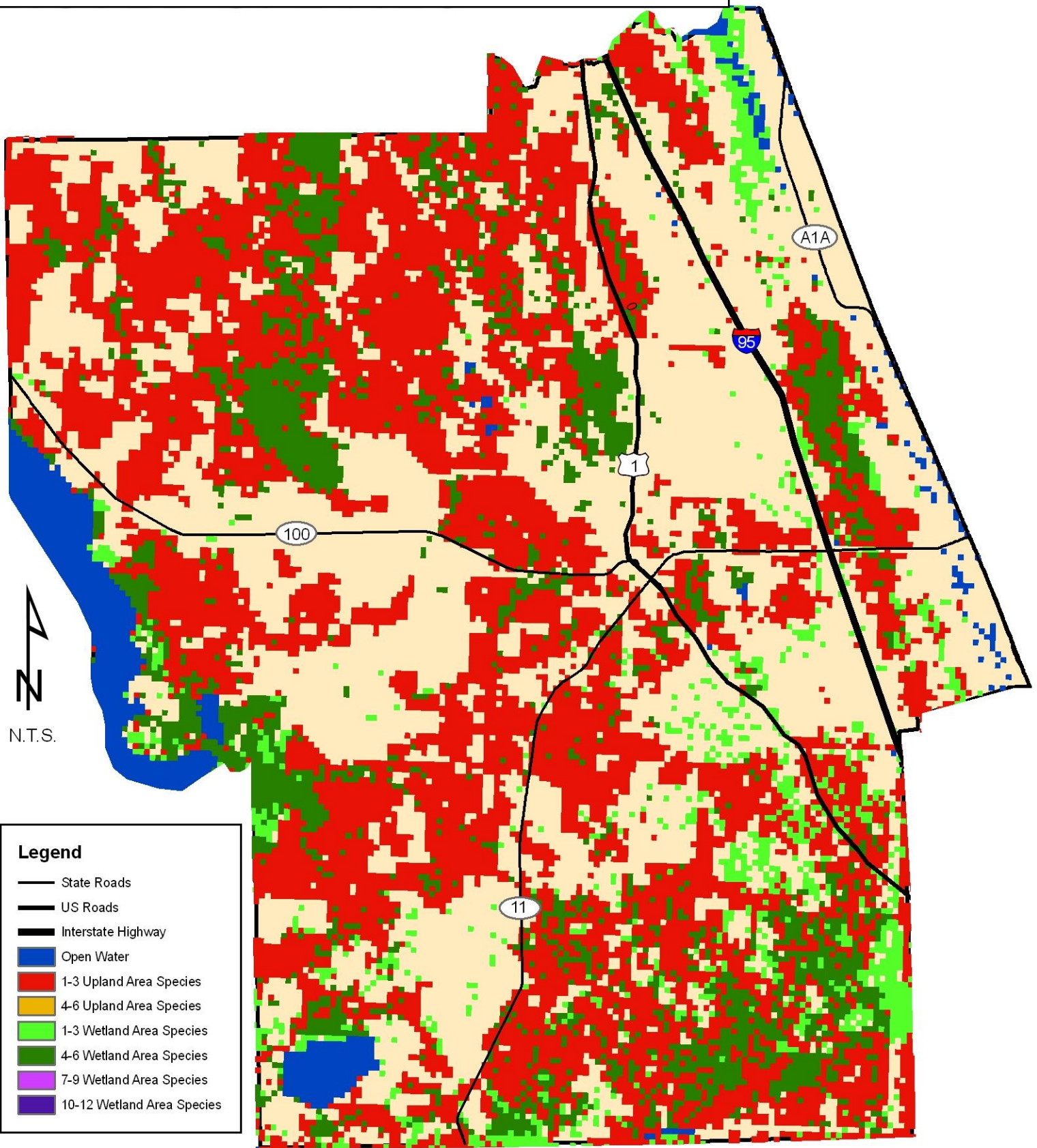
- SURFACE WATER
- BLACK POINT SWAMP
- BULL CREEK DITCHES
- BULOW CREEK
- DAVE BRANCH
- DUNNS CR. CRESCENT LK
- ESPANOLA DRAIN
- GROVER BRANCH
- HALIFAX RIVER
- HAW CREEK
- HULETT BRANCH
- LITTLE HAW CREEK
- LITTLE TOMOKA RIVER
- MATANZAS RIVER
- MIDDLE HAW CREEK
- MUD LAKE OUTLET
- PARKER CANAL
- PELLICER CREEK
- SALT CREEK DITCHES
- SAW GRASS BAY
- SIXTEENMILE CREEK
- ST. JOE CANAL
- STEVENS BRANCH
- STYLES CREEK
- SWEETWATER BRANCH
- TANK LAKE OUTLET
- UNNAMED BRANCH
- UNNAMED CANAL
- UNNAMED DITCHES
- UNNAMED SLOUGH
- WHITE OAK SWAMP

Regions to the West of the red line are in the Lower St. Johns River Basin.
Regions to the East of the red line are in the North Coastal Basin.

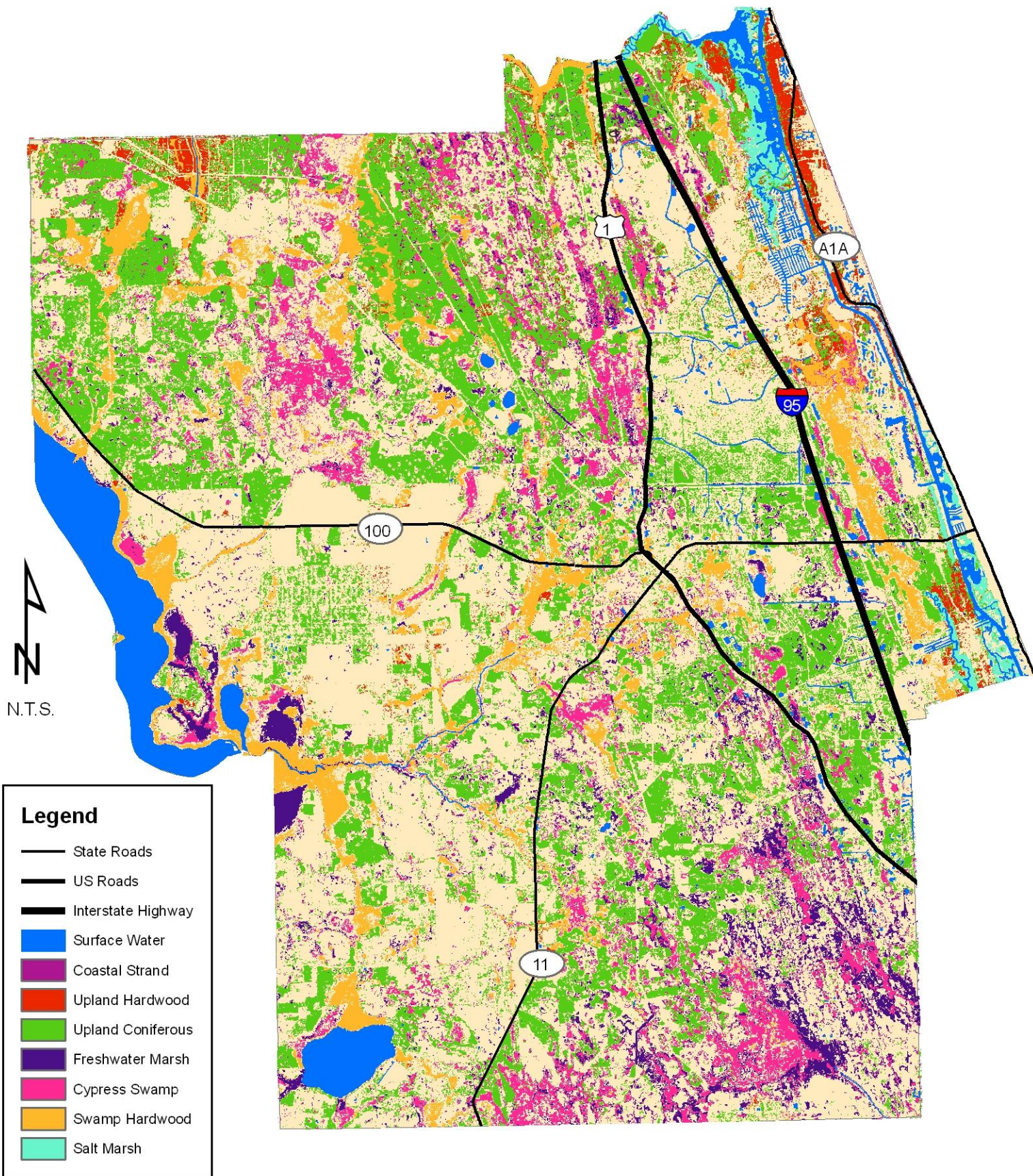
Map F.2 - Wetlands



Map F.3 - Wildlife Habitats



Map F.4 - Wetland and Other Vegetative Communities



G. Economic Development Element

Policy G.2.1.2: Flagler County shall strive to reduce the unemployment in Flagler County below the rate for the State of Florida, and to raise the average earnings per worker to 120% of the current average salary ~~by 2020~~.

Policy G.2.1.3: Flagler County shall strive to decrease the percentage of work force migration from 35% to 28% ~~by 2015~~.

Policy G.4.1.3: Flagler County shall, in partnership with the County's municipalities, continue to re-examine its number of Industrial site locations and ~~by 2013 then biennially thereafter~~ update its Land Development Regulations for Industrial/Commercial uses.

H. Recreation and Open Space Element

No proposed changes

I. Intergovernmental Coordination Element

Policy I.1.1.2: ~~The~~ Flagler County will maintain a Water Supply Facilities Work Plan that is coordinated with the St. Johns River Water Management District's (SJRWMD) ~~District~~ Regional Water Supply Plan by updating the ~~[sic]~~ Flagler County's Work Plan within 18 months of an update to the District's ~~District~~ Regional Water Supply Plan that affects the County.

Policy I.1.1.3: Flagler County will participate in the development of updates to the St. Johns River Water Management District's (SJRWMD) ~~Water Supply Assessment and District~~ Regional Water Supply Plan and in other water supply development-related initiatives facilitated by the SJRWMD that affect Flagler County.

Policy I.1.1.4: ~~By 2013,~~ Flagler County shall establish a joint planning committee with the municipalities through adoption of a joint planning agreement, interlocal agreement, or memorandum of understanding. The joint planning committee will direct Planning Department staff to provide formal review and recommendations for development proposals abutting municipal boundaries and municipal annexation petitions. In addition, the joint planning agreement, interlocal agreement, or memorandum of understanding will address collaborative planning and decision making on population projections, public school siting, the location and extensions of public facilities that are subject to concurrency, and will identify locally unwanted land uses.

Policy I.1.2.4: ~~By 2013,~~ Flagler County shall develop a long range transportation Concurrency Management System in coordination with the Florida Department of Transportation, adjacent counties, municipalities within its boundaries, and adjacent municipalities.

J. Capital Improvements Element

GOAL J.1: Flagler County will provide adequate public facilities to all residents within its jurisdiction as determined by adopted level of service (LOS) standards. When a five-year capital plan is adopted, it will be an appendix to the County's Capital Improvements Element and shall be provided to the Florida Department of Economic Opportunity or successor agency.

Objective J.1.7: Flagler County shall ~~be~~ manage debt in a prudent and efficient manner.

Proposed Table:

Table J-1: 2022-2026 Five Year Capital Improvement Program (CIP)

Capital Improvement Program FY 22-26 Anticipated Maintenance & New Construction Projects (including bonded projects)								
General Fund Capital Preservation Projects Fund 001								Project
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
1	HVAC Replacement - Various Facilities	General Fund	120,000	70,000	69,700	66,000	75,000	400,700
2	Roof Replacement - Justice Center	General Fund	479,000					479,000
3	GTMNERR Vinyl Siding replacement	General Fund	23,000					23,000
4	Carver Center Painting Exterior	General Fund	20,000					20,000
5	Hidden Trails Fencing	General Fund	13,000					13,000
6	Roof Relacement - Wadsworth Park Pavilion #1	General Fund		8,600				8,600
7	Roof Replacement - Fire Station #41	General Fund		36,400				36,400
8	Roof Replacement - Palm Coast Library	General Fund			311,750			311,750
9	Roof Replacement - Bing's Landing Dig Site Pavilion	General Fund				48,100		48,100
10	Roof Replacement - Various Facilities	General Fund		55,000		251,900	100,000	406,900
11	GSB Carpet Flooring 3rd Floor	General Fund		135,000				135,000
12	Justice Center Flooring 4th Floor	General Fund		120,000				120,000
13	Recreation Area Sand Blasting/Painting	General Fund		75,000				75,000
14	Palm Coast Library Driveway and Parking	General Fund		435,000				435,000
15	Carver Center Painting Interior	General Fund			20,000			20,000
16	GSB Carpet Flooring 2nd Floor	General Fund			120,000			120,000
17	Justice Center Flooring 3rd Floor	General Fund			95,000			95,000
18	Recreation Area Painting	General Fund			33,300			33,300
19	FCSO Inmate Facility Painting	General Fund			30,000			30,000
20	Hidden Trails Park - Shade Structure	General Fund			15,000			15,000

21	Princess Place - Pool Preservation	General Fund			200,000			200,000
22	Princess Place - Legacy Island bridge/walkway	General Fund			15,000			15,000
23	Hawcreek Community Center Flooring	General Fund			17,000			17,000
24	Social Services David Siegel Center Int/Ext Painting	General Fund				14,000		14,000
25	GSB Carpet Flooring 1st Floor	General Fund					195,000	195,000
26	Justice Center Flooring 2nd Floor	General Fund					160,000	160,000
27	Justice Center Flooring 1st Floor	General Fund					110,000	110,000
28	Gvmnt Complex Re-Stripe Roadway & Parking Lots	General Fund					40,000	40,000
	Subtotal		\$ 655,000	\$ 935,000	\$ 926,750	\$ 380,000	\$ 680,000	\$ 3,576,750

Capital Improvement Program FY 22-26
Anticipated Maintenance & New Construction Projects (including bonded projects)

General Fund New Construction Projects Fund 001								Project Total
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
1	Library & Public Health Mitigation/Prevention Center	General Fund/Passport	6,000,000					6,000,000
2	Westside Fire Station #51 with FSCO Substation	General Fund	4,100,000	400,000				4,500,000
3	Hammock Comm. Center – Pickleball Courts	G.F. (split funded)	175,000					175,000
4	Wadsworth Re-Align Electrical Service	General Fund	25,000					25,000
5	FCSO Purchasing/Storage Building	G.F. (split funded)		600,000				600,000
	Subtotal		\$ 10,300,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 11,300,000

General Fund Technology Projects Fund 001								Project Total
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
1	Board Chambers Overhaul	General Fund	50,000					50,000
2	EOC UPS Replacement	General Fund	50,000					50,000
3	Jail – Replace Management and Camera System	General Fund	250,000	250,000				500,000
4	Library – Replace Book Security/Theft System	General Fund		25,000				25,000
5	Library – Replace Self-Check Kiosk	General Fund		5,000				5,000
6	County-wide – Camera and Access Control Upgrades	General Fund		35,000	35,000	35,000	35,000	140,000
7	County-wide – Replace Servers, Storage, and O/S	General Fund				250,000		250,000
8	County-wide – Replace Backup System	General Fund					125,000	125,000
9	Library – Migrate to new ILS	General Fund					85,000	85,000
10	EOC Ops Overhaul	General Fund					75,000	75,000
	Subtotal		\$ 350,000	\$ 315,000	\$ 35,000	\$ 285,000	\$ 320,000	\$ 1,305,000

Capital Improvement Program FY 22-26
Anticipated Maintenance & New Construction Projects (including bonded projects)

County Fuel Tax Transportation Projects Fund 112								Project
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
1	Armand Beach Drive Roadway Improvements Design	FDOT/Gas Tax	115,000					115,000
2	Seascape Drive Design	FDOT/Gas Tax	72,500					72,500
3	East Daytona North Roadway Improv. PH I Design	FDOT/Gas Tax	180,000					180,000
	Subtotal		\$ 367,500	\$ -	\$ -	\$ -	\$ -	\$ 367,500

Other Funding								Project
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
1	Graham Swamp -Construct Restroom & Improve Parking	Rental Revenue	120,000					120,000
2	Herschel King Boat Ramp Improvements	Vessel Registration	80,000					80,000
	Subtotal		\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000

Impact Fee Projects								Project
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
1	Hammock CC - Pickleball Court Lighting	Impact Fees	20,000					20,000
2	Wadsworth Park - Racquetball Court Lighting	Impact Fees	10,000					10,000
3	Hammock Comm. Center - Pickleball Courts	Impact Fees (split fund)	125,000					125,000
	Subtotal		\$ 155,000	\$ -	\$ -	\$ -	\$ -	\$ 155,000

State Court Technology Projects Fund 194								Project
Priority	Project Name/Description	Funding Source	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
1	JC Leibert Unit	Court Innov.-Tech	80,000					80,000
2	JC UPS Replacement	Court Innov.-Tech	38,000					38,000
3	Justice Center - Upgrade Switches	Court Innov.-Tech		30,000				30,000
	Subtotal		\$ 118,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 148,000

**Capital Improvement Program FY 22-26
Unfunded Projects**

General Fund New Construction Projects Fund 001						
Priority	Location	Facility	Project Name	Description	Budget Estimate	Funding Source
1	Southern Library	SOE	Expansion	SOE Early Voting Expansion		General Fund
2	Fire Station #62/Administration	Fire Station	Land & Construction	Construct New Station @ US1/Bunnell	9,000,000	General Fund
3	Red Roof Inn	Fuel Depot	Refurbish Facilities	Installation of above ground fuel storage and dispensary	250,000	General Fund
4	Government Complex	EOC	Roof Hardening	EOC Roof Hardening	750,000	CDBG-MIT (CFHP)
5	Government Complex	EOC	Expansion	EOC Expansion	1,875,000	CDBG-MIT (GI)
6	Fire Station #71	Fire Station	Construction	Construct New Station @ CR305/SR110	4,500,000	General Fund
7	Flagler County Recreation Area	Multi-Purpose Building	Construction	Construct new 80x200 (16K sq. ft.) multi-purpose building	500,000	General Fund
8	Palm Coast Library	Library	Construction	Palm Coast Library Addition	4,015,000	Grant/Donation/GF/½ Cent
9	Fire Station #92	Fire Station	Construction	New Station @ US 1 South	4,500,000	General Fund
10		Fire Training Center	Construction	New Training Center for Fire Rescue	1,000,000	General Fund
11		FCSO Training/Gun Range	Construction	New Training/Gun Range for FCSO	2,000,000	General Fund
12	Hammock	FCSO Substation	Construction	FCSO Hammock Substation	1,230,000	General Fund
13	Government Complex	Sheriffs Ops Center	Expansion	Sheriffs Ops Center Expansion	TBD	General Fund
14		HHS	Expansion	Expansion of HHS	TBD	
15		Public Transportation	Expansion	Expansion of Public Transportation	TBD	
				SUBTOTAL	\$ 29,620,000	

**Capital Improvement Program FY 22-26
Unfunded Projects**

General Fund Capital Preservation Projects Fund 001						
Priority	Location	Facility	Project Name	Description	Budget Estimate	Funding Source
1	Library Services	Palm Coast Branch	Roof Replacement	Replace Roof	300,000	General Fund
2	Government Complex	GSB	Gutters	Replace Gutters & Downspouts	100,000	General Fund
3	Princess Place	Caretakers Quarters	Restoration	Complete restoration of old caretakers quarters	125,000	General Fund
4	Ag Extension Office	Facility	Painting	Exterior	21,000	General Fund
5	FCSO	Jail Administration	Painting	Exterior	18,000	General Fund
6	Fire Station #41 - Hammock	Fire Station	Painting	Interior & Exterior	20,000	General Fund
7	Fire Station #92 - Airport	Fire Station	Painting	Interior & Exterior	17,000	General Fund
8	Government Complex	EOC	Painting	Exterior	43,750	General Fund
9	Government Complex	GSB	Painting	Exterior	160,000	General Fund
10	Hammock	Community Center	Painting	Interior & Exterior	11,200	General Fund
11	Hawcreek Community Center	Community Center	Painting	Interior & Exterior	10,000	General Fund
12	Health Department	Main Office	Painting	Exterior	22,000	General Fund
13	Library Services	Palm Coast Branch	Painting	Exterior	40,000	General Fund
14	Hidden Trails Park	Playground	Playground Replacement	Replace worn-out equipment	35,000	General Fund
15	Hidden Trails Park	Community Center	Court Resurfacing	Basketball Court	14,000	General Fund
16	Hawcreek Community Center	Community Center	Court Resurfacing	Basketball Court	16,000	General Fund
17	Wadsworth Park	Basketball Courts	Court Resurfacing	Basketball Courts	23,000	General Fund
18	Wadsworth Park	Basketball Courts	Lighting Replacement	Court Lighting	65,000	General Fund
19	FCSO	Jail Administration	Painting	Interior	18,000	General Fund
20	Government Complex	EOC	Painting	Interior	43,750	General Fund
21	Government Complex	GSB	Painting	Interior	210,000	General Fund
22	Government Complex	Justice Center	Painting	Interior	260,000	General Fund/Fund 108
23	Health Department	Main Office	Painting	Interior	22,000	General Fund
24	Library Services	Palm Coast Branch	Painting	Interior	40,000	General Fund
25	Government Complex	Energy Plant	Painting	Epoxy Floors	20,000	General Fund
26	Government Complex	EOC	Flooring Replacement	Carpet Flooring	75,000	General Fund

**Capital Improvement Program FY 22-26
Unfunded Projects**

General Fund Capital Preservation Projects Fund 001 (continued)						
Priority	Location	Facility	Project Name	Description	Budget Estimate	Funding Source
27	Recreation Area	Baseball Concession	Painting	Epoxy Floors	13,000	General Fund
28	Recreation Area	Arena Restrm/Concession	Painting	Epoxy Floors	15,000	General Fund
29	Fire Station #41 - Hammock	Fire Station	Painting	Epoxy Floors	23,000	General Fund
30	Recreation Area	Arena	Gutters	Install Gutters	13,000	General Fund
31	Fire Station #51 - Espanola	Fire Station	Painting	Epoxy Bay Floors	10,000	General Fund
32	Fire Station #81 - Rima Ridge	Fire Station	Kitchen Upgrade	Upgrade existing kitchen	10,000	General Fund
33	Fire Station #92 - Airport	Fire Station	Painting	Epoxy Bay Floors	11,000	General Fund
34	Government Complex	Fleet South Parking Area	Drainage	Drainage improvements	16,000	General Fund
35	Fire Flight Headquarters	Fire Station	Office Renovation	Renovate Hangar Offices	300,000	General Fund
				SUBTOTAL	\$ 2,140,700	

County Fuel Tax Transportation Projects Fund 112				
Priority	Project Name/Description	Description	Budget Estimate	Funding Source
1	CR90 Paving		905,000	FDOT / Gas Tax
2	Seascape Drive Repaving & Reconstruction (Central Ave to end of road)		435,000	FDOT / Gas Tax
3	Old Haw Creek Rd from CR304 to SR100		4,360,000	FDOT / Gas Tax
4	Hargrove Road from Otis Stone Hunter to US1		3,550,000	FDOT / Gas Tax
5	CR205 - Phase II (SR100 to private dirt road)		2,115,000	FDOT / Gas Tax
6	CR304 Resurfacing Phase I (CR305 to SR11)		3,005,400	FDOT / Gas Tax
7	Jungle Hut Road Resurfacing		135,000	FDOT / Gas Tax
8	Westmayer Place (end of road to SR A1A)		65,000	FDOT / Gas Tax
		SUBTOTAL	\$ 14,570,400	

Capital Improvement Program FY 22-26
Unfunded Projects

Tourist Development Projects				
Priority	Project Name/Description	Description	Budget Estimate	Funding Source
1	Dune - Hurricane Dorian - Flagler County Beach Dune Repair		2,653,165	FEMA/FDEM/Local Match
		SUBTOTAL	\$ 2,653,165	

Daytona North Service District				
Priority	Project Name/Description	Description	Budget Estimate	Funding Source
1	East Daytona North Roadway Improvements (Multi-Phase Project)		295,000	FDOT / Daytona North
2	Forest Park St and CR35 Paving (CR302 to SR100)		457,750	FDOT / Daytona North
3	Walnut Avenue from Water Oak to Forest Park Widening		265,000	FDOT / Daytona North
		SUBTOTAL	\$ 1,017,750	

Flagler Executive Airport Fund 401				
Priority	Project Name/Description	Description	Budget Estimate	Funding Source
1	Constructions of T-Hangars		2,740,000	FDOT/Local
2	Design - Rehab of Taxiway A		182,500	FAA/FDOT/Local
3	Constructions of GA Terminal		7,000,000	FAA / FDOT / Local
4	Construction of Taxiway A		2,000,000	FAA/FDOT/Local
5	Construction of Apron Expansion		2,500,000	FAA / FDOT / Local
6	Construction of Terminal Area Landside Improvements		1,500,000	FDOT / Local
7	Relocate Fuel Farm		1,000,000	FDOT / Local
8	Rehabilitate Seaplane Base		650,000	FDOT / Local
9	Environmental Assessment for Parallel Runway 11R/29L		350,000	FAA / FDOT / Local
10	Design Parallel Runway 11R/29L		800,000	FAA / FDOT / Local
11	Construction of Parallel Runway 11R/29L		16,000,000	FAA / FDOT / Local
12	Airport Master Plan Update		1,000,000	FAA / FDOT / Local

		SUBTOTAL	\$ 35,722,500	
--	--	----------	---------------	--

TOTAL	\$ 85,724,515
-------	---------------

K. Public School Facilities Element

I. Introduction

~~Flagler County and each municipality within the County, unless exempt or subject to a waiver, must adopt a Public School Facilities Element (PSFE) that is consistent with those adopted by the other local governments within the County and enter into an interlocal agreement pursuant to Section 163.31777, Florida Statutes. A Public School Facilities Element shall be based upon data and analyses that addresses, among other items, how level of service standards will be achieved and maintained. The PSFE shall:~~

- ~~1. Contain one or more goals which establish the long term end toward which public school programs and activities are ultimately directed.~~
- ~~2. Contain one or more objectives for each goal, setting specific, measurable, intermediate ends that are achievable and mark progress toward the goal.~~
- ~~3. Contain one or more policies for each objective which establish the way in which programs and activities will be conducted to achieve an identified goal. The objectives and policies shall address items such as:~~
 - ~~a. The procedure for an annual update process;~~
 - ~~b. The procedure for school site selection;~~
 - ~~c. The procedure for school permitting;~~
 - ~~d. Provision for infrastructure necessary to support proposed schools, including potable water, wastewater, drainage, solid waste, transportation, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization;~~
 - ~~e. Provision for co-location of other public facilities, such as parks, libraries, and community centers, in proximity to public schools;~~
 - ~~f. Provision for location of schools proximate to residential areas and to complement patterns of development, including the location of future school sites so they serve as community focal points;~~
 - ~~g. Measures to ensure compatibility of school sites and surrounding land uses;~~
 - ~~h. Coordination with adjacent local governments and the school district on emergency preparedness issues, including the use of public schools to serve as emergency shelters; and~~
 - ~~i. Coordination with the Future Land Use Element.~~

~~The Element also shall include a map series that depicts the existing and anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the 5 year or long term planning period. The maps will of necessity be general for the long term planning period and more specific for the 5 year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.~~

H. Goals, Objectives, and Policies

~~**GOAL K.1:** Flagler County shall coordinate with the Flagler County School District to ensure public school facilities are of the highest quality, meet the needs of the existing and future population, serve as a resource to the community, and comply with the Constitution of the State of Florida and all other applicable statutory requirements.~~

Intergovernmental Coordination and Implementation Sub-Element

~~**Objective K.1.1:** Flagler County shall coordinate with the Flagler County School District (School District) and local governments in order to discuss school-related issues: share information, facilitate amendments to, and implementation of, the Public School Facilities Element.~~

~~**Policy K.1.1.1:** Flagler County shall meet with the Flagler County School Board on an annual basis, as needed, in a workshop context to discuss issues of mutual concern.~~

~~**Policy K.1.1.2:** Flagler County planning staff shall meet with other local government and School District planning staff as part of an established working group on or about April 16th and September 1st of each year to discuss issues regarding the coordination of land use and public school facilities planning.~~

~~**Policy K.1.1.3:** Flagler County planning staff shall participate in the development and presentation of an annual report on the coordination of land use and public school facilities planning to the Oversight Committee, as constituted in the *Interlocal Agreement for Public School Facility Planning*.~~

~~**Policy K.1.1.4:** Flagler County shall participate in the Oversight Committee, as described in the *Interlocal Agreement for Public School Facility Planning*, in order to monitor the implementation of this Element.~~

~~**Policy K.1.1.5:** Annually by February 1st, Flagler County shall provide a report on growth and development trends to the School District.~~

~~**Policy K.1.1.6:** Annually, as necessary, Flagler County shall update the map series of this Element to include the locations of proposed schools and improvements listed in the Tentative District Educational Facilities Plan. In addition, the Future Land Use Element, including the Future Land Use Map, shall be updated, if necessary, to coordinate with the locations of proposed schools and improvements.~~

~~**Policy K.1.1.7:** Flagler County's financially feasible Capital Improvement Element includes, by reference, the Flagler County School District 2009-2010 Work Plan dated August 31, 2009, adopted by the Flagler County School Board on September 15, 2009.~~

~~**Policy K.1.1.8:** Flagler County shall follow the process outlined in the *Interlocal Agreement for Public School Facility Planning* to propose any changes to amend this Element.~~

~~**Objective K.1.2:** Flagler County shall involve the School District in the development review and approval process in order to better coordinate land use and development decisions with public school facilities.~~

~~**Policy K.1.2.1:** Flagler County shall include a non-voting representative appointed by the School District on the Local Planning Agency.~~

~~**Policy K.1.2.2:** Flagler County shall invite a School District representative to participate in any pre-application development conference that could affect public school facilities.~~

~~**Policy K.1.2.3:** For any Future Land Use Map amendment, development of regional impact development order, or rezoning that has the potential of affecting public school facilities, Flagler County shall consider School District comments and other issues related to public school facilities including, but not limited to, the following:~~

- ~~(1) available school capacity or planned improvements to increase school capacity;~~
- ~~(2) the provision of school sites and facilities within planned neighborhoods;~~

- ~~(3) compatibility of land uses adjacent to existing schools and school property;~~
- ~~(4) the co-location of parks, recreation and neighborhood facilities with school sites;~~
- ~~(5) the linkage of parks, recreation and neighborhood facilities with bikeways, trails, and sidewalks for safe access;~~
- ~~(6) traffic circulation plans, which serve schools and the surrounding neighborhood;~~
- ~~(7) the provision of off-site signalization, signage, access improvements, and sidewalks to serve schools;~~
- ~~(8) the inclusion of school bus turnarounds; and~~
- ~~(9) the use of schools as emergency shelters.~~

~~Objective K.1.3:~~ ~~Flagler County shall participate in School District public school facilities planning to ensure consistency with the County's Comprehensive Plan, including the availability of supporting infrastructure.~~

~~Policy K.1.3.1:~~ ~~Annually by September 21st, Flagler County shall review the Tentative District Educational Facilities Plan and financially feasible 5-Year School Board Work Program (including the Annual Capital Outlay FTE Forecast and local enrollment projections) and provide comments to the School District regarding consistency with Flagler County's Comprehensive Plan, including the availability of supporting infrastructure.~~

~~Policy K.1.3.2:~~ ~~Flagler County shall coordinate its plans for supporting infrastructure, such as water and sewer, roads, drainage, and sidewalks, with the School District's plans for existing and proposed public school facilities.~~

~~Policy K.1.3.3:~~ ~~Flagler County shall review potential school closures, significant renovations to existing schools, and new school site selections and provide comments to the School District regarding consistency with Flagler County's Comprehensive Plan including, but not limited to, the following:~~

- ~~(1) environmental suitability;~~
- ~~(2) transportation and pedestrian access;~~
- ~~(3) availability of supporting infrastructure and services;~~
- ~~(4) safety concerns; and~~
- ~~(5) land use compatibility.~~

~~**Policy K.1.3.4:** Within forty-five (45) days of receiving an educational facility site plan, Flagler County shall review the proposed educational facility site plan and provide comments to the School District regarding consistency with Flagler County's Comprehensive Plan and the Land Development Code and need for on-site and off-site improvements. Flagler County shall review educational facility site plans in accordance with Section 1013.33(13), *Florida Statutes*, and the provisions of Section 11(c) and (d) of the *Interlocal Agreement for Public School Facility Planning*.~~

~~**Policy K.1.3.5:** Upon correction of an educational facility site plan to meet Flagler County's comments as described in Policy K.1.3.4, Flagler County shall ensure approvals are expedited and render to the School District all permits, connections, and authorizations.~~

~~**Objective K.1.4:** Flagler County shall cooperate with the School District to ensure that public school facilities serve as places of education and emergency shelter, and as an essential cornerstone of neighborhoods and community; and that the operational capabilities of the School District and the County are harmonized and unified to the maximum extent practicable, so that public funds are conserved and duplicative efforts, projects, and programs are avoided.~~

~~**Policy K.1.4.1:** Flagler County shall cooperate with the School District to locate future public school facilities proximate to residential areas and to complement patterns of development so that future public school facilities serve as community focal points.~~

~~**Policy K.1.4.2:** Flagler County, in cooperation with the School District, shall pursue opportunities to co-locate and share use of the one another's facilities with public school facilities when preparing the annual update to the Capital Improvements Program.~~

~~**Policy K.1.4.3:** When the School District acquires property for a school site, the County shall consider acquiring abutting or proximate property for park purposes.~~

~~**Policy K.1.4.4:** Flagler County shall coordinate with the School District and local governments on emergency preparedness and response issues including, but not limited to, the use of public school facilities as emergency shelters.~~

~~**GOAL K.2:** Flagler County shall enforce adopted level of service standards through appropriate processes, by recognizing the School District's statutory and constitutional responsibility to provide a uniform efficient, safe, secure, and high quality system of free public schools, and Flagler County's authority for land use including the authority to approve or deny development orders that generate students and impact public school facilities.~~

~~School Concurrency Sub-Element~~

~~**Objective K.2.1:** Flagler County shall cooperate with the School District to ensure that constitutionally adequate public school facilities are available for the 5 year and long term planning periods by adopting level of service (LOS) standards and coordinating with the School District to maintain those LOS standards.~~

~~**Policy K.2.1.1:** Flagler County shall cooperate with the School District, through annual coordination or permitting and expedited review, to ensure that eighty percent (80%) of the projected enrollment is in permanent facilities within the five (5) year planning period, and that construction of permanent facilities is planned to meet the adopted level of service (LOS) standards at the projected enrollment for school year 2013-2014 consistent with the Flagler County School District 2009-2010 Work Plan.~~

~~**Policy K.2.1.2:** Flagler County shall utilize the following level of service (LOS) standards to be reviewed and met annually through the five year schedule of capital improvements update in coordination with the School District to implement School Concurrency:~~

- ~~(1) Elementary: one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;~~
- ~~(2) Middle: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;~~
- ~~(3) K-8: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;~~
- ~~(4) High: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;~~
- ~~and~~
- ~~(5) Special Purpose: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor.~~

~~**Policy K.2.1.3:** Flagler County, in coordination with the School District, shall allow relocatables to be utilized to maintain the level of service (LOS) standards on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed twenty percent (20%) of the permanent FISH capacity and shall be used for a period not to exceed five (5) years. Relocatables may also be used to accommodate capacity utilized for any specific education/development programs as required by law and/or adopted by the School Board.~~

~~**Policy K.2.1.4:** Flagler County, in coordination with the School District, shall consider other capacity options, such as tiered level of service (LOS) standards to meet sudden growth spurts, double sessions, year long school, dual enrollment and virtual school, if the LOS standards cannot be met with the funding available or cannot be amended to an agreeable standard.~~

~~**Objective K.2.2:** Flagler County shall implement School Concurrency in accordance with State law and the *Interlocal Agreement for Public School Facility Planning*.~~

~~**Policy K.2.2.1:** Flagler County shall coordinate with the School District to develop and modify School Concurrency Service Areas (CSA) in order to maximize available school capacity and make efficient use of new and existing public school facilities. The CSAs shall be developed and, when necessary, modified to minimize transportation costs, limit maximum student travel times, effect desegregation plans, achieve socio-economic, racial, and cultural diversity objectives, and recognize capacity commitments resulting from local governments' development approvals for the CSA and contiguous CSAs. In order to track growth and development logically, the CSAs should generally follow traffic analysis zones.~~

~~**Policy K.2.2.2:** Flagler County, in coordination with the School District, shall allow adjacent CSAs to be utilized to meet School Concurrency requirements in accordance with State law and the *Interlocal Agreement for Public School Facility Planning*.~~

~~**Policy K.2.2.3:** Flagler County, in coordination with the School District, shall not consider the Northwest CSA and West Flagler CSA adjacent, until a connecting transportation facility is constructed.~~

~~**Policy K.2.2.4:** Flagler County, in coordination with the School District, shall apply School Concurrence to residential uses that generate demands for public schools facilities, with the following exceptions:~~

- ~~(1) in conformity with Chapter 177, *Florida Statutes*, any subdivision of land which subdivides a parcel of forty (40) acres or more into three (3) lots or less;~~
- ~~(2) single family lots of record having received final plat approval prior to date of enactment of this element;~~
- ~~(3) multi family residential development having received final site plan approval prior to date of enactment of this element;~~
- ~~(4) amendments to residential development approvals issued prior to date of enactment of this element, which do not increase the number of residential units or change the type of residential units proposed;~~
- ~~(5) any age restricted community with no permanent residents under the age of eighteen (18) [Exemption of age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to eighteen (18) years and older]; and~~
- ~~(6) any residential development within a DRI development order adopted prior to July 1, 2005 or within a DRI application which was submitted prior to May 1, 2005.~~

~~**Policy K.2.2.5:** Flagler County will only grant development approval if adequate school capacity exists or will be under actual construction within three (3) years, as determined by the School District.~~

~~**Policy K.2.2.6:** Flagler County shall coordinate with the School District to ensure that School District policies to implement School Concurrence are in place and consistent with the *Administrative Procedures Act*.~~

~~**Policy K.2.2.7:** Flagler County shall exercise its land use regulatory powers in accordance with State law and rely upon the determinations and rules of the School District numbered and adopted in accordance with the *Administrative Procedures Act*.~~

~~**Policy K.2.2.8:** Flagler County shall coordinate with the School District on the collection, refund, or credit (towards school impacts fees) of School Concurrency Reservation Fees.~~

~~**Objective K.2.3:** Flagler County, in coordination with the School District, shall ensure that acceptable mitigation is obtained proportionate to the demand created for public educational facilities.~~

~~**Policy K.2.3.1:** Flagler County shall participate with the School District during mitigation negotiations with developers in order to establish an acceptable form of mitigation.~~

~~**Policy K.2.3.2:** Flagler County, in coordination with the School District, shall prefer the following forms of mitigation:~~

- ~~(1) — contribution of land;~~
- ~~(2) — the donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development;~~
- ~~(3) — expansion of existing permanent school facilities subject to the expansion being less than or equal to the level of service set for a new school of the same category;~~
- ~~(4) — payment for construction and/or land acquisition; or~~
- ~~(5) — cost of financing.~~

~~Other potentially acceptable forms of mitigation may include:~~

- ~~(6) establishment of a charter school;~~
- ~~(7) creation of mitigation banking; or~~
- ~~(8) establishment of an educational benefit district.~~

~~**Policy K.2.3.3:** Flagler County, in coordination with the School District, shall ensure mitigation is proportionate to the demand for public school facilities created by the actual development, in accordance with Florida Statutes and as outlined in the *Interlocal Agreement for Public School Facility Planning*.~~

L. Property Rights Element

I. Introduction

The Property Rights Element is a required element. According to Florida Statutes, this Element should require that a local government respect judicially acknowledged and constitutionally protected private property rights. A local government may opt to adopt its own Property Rights Element or use the statement of rights as provided in Florida Statutes.

II. Goals, Objectives, and Policies

GOAL L.1: Flagler County shall consider and recognize the constitutionally protected private property rights of all property owners and consider such rights in local decision-making consistent with the intent of Florida Statutes, the State Comprehensive Plan and all other applicable statutory requirements.

Objective L.1.1: Flagler County shall recognize that each property owner has constitutionally protected private property rights, and shall consider these property rights in local decision-making by referring to a statement of rights identified in this Element.

Policy L.1.1.1: The following rights shall be considered in local decision-making:

- (1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- (4) The right of a property owner to dispose of his or her property through sale or gift.

Exhibit A

Background Data and Analysis

Planning Timeframe:

Flagler County's current planning timeframe is through 2035 and therefore this Evaluation and Appraisal Review update to the County's Comprehensive Plan will keep the current planning timeframe in accordance with Chapter 317 (1)(f)(3), Florida Statutes.

Plan Overview and Implementation Section:

The Overview and Implementation Section of the County Comprehensive Plan is proposed for deletion since it is not required as part of the Comprehensive Plan per Chapter 163. 3177, Florida Statutes.

Affordable Housing:

Text is proposed to be added to the Future Land Use Element under Policy A.1.6.9 which states that the Board of County Commissioners may approve the development of housing that is affordable, as defined by Chapter 420.004, Florida Statutes, on any parcel in a residential, commercial, or industrial land use or zoning category pursuant to Chapter 125.01055(6), Florida Statutes.

Solar Facilities:

Text is proposed to be added to the Future Land Use Element under Policy A.1.1.6 which adds solar facilities, as defined in Chapter 163.3205(2), Florida Statutes, as a permitted use within the Agriculture land use category, pursuant to Senate Bill 896 (Chapter 163.3205(3), Florida Statutes).

Future Land Use Map Series:

The Future Land Use Map Series has been updated with new maps to reflect the requirements of Chapter 163. 3177(6)(a) 10, Florida Statutes and Chapter 163.3177(6)(b)1, Florida Statutes. The proposed maps in the Future Land Use Map Series are appendices to the individual elements.

Addressing the Changes to the Infrastructure Element and the City's Water Supply Facility Work Plan:

According to Chapter 163.3177(6)(c) of the Florida Statutes, local governments within a Water Resource Caution Area are required to amend their comprehensive plan to adopt a Water Supply Facilities Work Plan. The Northeast Florida Regional Water Supply Plan was approved in January of 2017 and the County is updating its Water Supply Facility Work Plan to reflect those changes. The proposed updated Water Supply Facility Work Plan is attached as Appendix A to the

Infrastructure Element. Proposed Policy D.5.6.3 states that the County's Water Supply Facilities Work Plan is attached as an appendix to the Infrastructure Element.

Coastal High Hazard Area Sub-Element:

Current Objective E.2.3 and related policies are proposed for deletion and will be replaced with proposed Objective E.2.3 and related policies along with Objective E.2.4 and related policies. As part of a countywide approach to resilience, in cooperation between the County and other coastal and non-coastal jurisdictions, Flagler County is basing its approach to addressing the "Peril of Flood" changes required by Florida Statute Section 163.3178(2)(f) on the approach already taken by Flagler Beach and as determined in work related to a County-wide approach to resilience. This includes making the Coastal High Hazard Area an Adaptation Action Area. This is being done to expand countywide the messaging related to flood risk and emergency preparedness to identify the existence of and reasons for the Adaptation Action Area. It is also being done to demonstrate the link between emergency preparedness and adaptation and strengthen it so that residents and businesses understand that readiness for storm events is enhanced by adaptation efforts to increase resilience.

Capital Improvements Overall Goal Additional Text:

Text has been added to the Capital Improvements Element: Goal J.1 stating that when a five-year capital improvements plan (CIP) is adopted it will be an appendix of the Capital Improvement Element and will be provided to the Florida Department of Economic Opportunity or successor agency. An updated CIP accompanies the transmittal.

Proposed Private Property Rights Element:

In compliance with House Bill 59, which became law on June 29, 2021, and adds Section 163.3177(6)(i), Florida Statutes, Flagler County seeks to include a Private Property Rights Element in its Comprehensive Plan.

Removal of the County's Public-School Facilities Element

The County proposes a complete removal of its Public-School Facilities Element in response to the repeal of Rule 9J-5.025 Public School Facilities Element for School Concurrency in Section 72, Chapter 2011-139.

Overall Update

Revisions were made to each of the elements to reflect date changes and other minor changes.



The Hammock Community Association
www.thehammock.org info@thehammock.org
PO BOX 353265, PALM COAST, FL 32135-3265

April 25, 2022

Adam Mengel,
Flagler County Growth Dept
1769 East Moody Blvd., Bldg. 2
Bunnell, Florida 32110

The Hammock Community Association (HCA) is a local nonprofit 501 c(3) dedicated to preserving and protecting the Hammock through education and supporting responsible growth.

The HCA board would like to submit our attached suggestions for the Flagler County Comprehensive Plan EAR submittal that is being reviewed by the Planning Board on 4/26/22 and County Commissioners on 5/16/22.

Sincerely,
Todd Swinderman, HCA Secretary

Hammock Community Association Suggestions for the 2022 Flagler County Comprehensive Plan EAR submission.

Pages 5-12: **III. Guiding Principles** and subheadings should remain as guidance for the objectives in all parts of the plan, and as the rationale for regulations in the Land Development Code.

- Issue 1. Sustainability**
- Issue 2. Water Resource Protection Planning**
- Issue 3. Public Infrastructure**
- Issue 4. Family Friendly Environment**
- Issue 5. Economic Development**
- Issue 6. Transportation**
- Issue 7. Coastal Protection and Preservation**

Pages 10-13: **Guiding Statement and Principles for the Comprehensive Plan** should remain, including population projections.

- Flagler County balances rural conservation and urban growth to support a strong economy and diverse neighborhoods with easy access to services and amenities.
- Coordinated efforts to protect and enhance the natural and built environments through sustainable choices that make Flagler County a model for a “green” community (beach, mainland neighborhoods, and rural areas).

Pages 13-14: **V. Administration of the Comprehensive Plan** should remain as guidance on implementation, Jurisdiction, and Interpretation, including Appeal of Interpretation.

Page 41: **Coastal High Hazard Area** – Do not remove the following.

Policy E.2.3.7: Flagler County shall, through its Land Development Regulations (LDRs), maintain evacuation routes within coastal areas consistent with Policies A.6.1.2 and B.1.5.10.

Page 43: **Coastal High Hazard Area – Evacuation time should not be limited to the CHHA**

Policy E.2.3.6: Flagler County shall not approve any increases in hotel/motel beds and residential densities ~~in the CHHA~~ on the barrier island that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a Category 5 Storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(7)(b), F.S.

Page 76: **Property Rights Element**

Use the [Model Property Rights Element](#) suggested by 1000 Friends of Florida on their website. Not only does it include protections for the County, but it provides objectives for transparency and predictability, which are needed now more than ever to promote trust in government.