

Abraham, Ajit

From: Walker Douglas <walker@douglaspd.com>
Sent: Monday, August 25, 2025 3:12 PM
To: Abraham, Ajit; Richard Picatagi, RLA, LEED® AP
Cc: Wraight, Connor; Sweigart, Daniel; Diaz Sossa, Pedro; Phong Nguyen, PTP
Subject: [EXTERNAL] ARC Approval, 1035 Town Center Blvd
Attachments: StucoflexPD2016.pdf; A-300-OVERALL BUILDING ELEVATIONS-.pdf; C-400 - LANDSCAPING PLAN.pdf

This Message Is From an External Sender

This message came from outside your organization.

Abraham,

Allows this communication to serve as Town Center Architectural Review Committee approval for your revised building elevations submitted August 21, and enclosed herein.

Note that your revised landscaping submitted Aug 11 and attached herein is also approved.

Thank you. We're looking forward to the project, and here to help in the meantime.

Best,

Walker Douglas

Mobile: (386) 690-7760

Office: (386) 446-6226

Douglas Property & Development, Inc.

145 City Pl Palm Coast, FL

From: Abraham, Ajit <Ajit.Abraham@jacobs.com>

Date: Friday, August 22, 2025 at 4:34 PM

To: Richard Picatagi, RLA, LEED® AP <RPicatagi@palmcoastgov.com>, Walker Douglas <walker@douglaspd.com>

Cc: Wraight, Connor <Connor.Wraight@jacobs.com>, Sweigart, Daniel <Daniel.Sweigart@jacobs.com>, Diaz Sossa, Pedro <Pedro.DiazSossa@jacobs.com>, Phong Nguyen, PTP <PNguyen@palmcoastgov.com>

Subject: RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Hello Mr. Picatagi,

Will do.

Hello Mr. Douglas, thank you for the update.

Have a good weekend!

Regards,
Ajit

From: Richard Picatagi, RLA, LEED® AP <RPicatagi@palmcoastgov.com>
Sent: Friday, August 22, 2025 3:23 PM
To: Walker Douglas <walker@douglaspd.com>; Abraham, Ajit <Ajit.Abraham@jacobs.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>; Sweigart, Daniel <Daniel.Sweigart@jacobs.com>; Diaz Sossa, Pedro <Pedro.DiazSossa@jacobs.com>; Phong Nguyen, PTP <PNguyen@palmcoastgov.com>
Subject: [EXTERNAL] RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

If the drawings are complete, and sealed,,please upload to the city Portal.

Walker, also be sure to remind the ARC to reference the title, date and latest revision date on the submitted plans, for City Files.

Richard Picatagi, RLA, LEED® AP

Landscape Architect
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3760
www.palmcoast.gov



**How are we doing?
Let us know below.
PalmCoast.gov/feedback**

From: Walker Douglas <walker@douglaspd.com>
Sent: Friday, August 22, 2025 3:50 PM
To: Abraham, Ajit <Ajit.Abraham@jacobs.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>; Sweigart, Daniel <Daniel.Sweigart@jacobs.com>; Diaz Sossa, Pedro <Pedro.DiazSossa@jacobs.com>; Richard Picatagi, RLA, LEED® AP <RPicatagi@palmcoastgov.com>
Subject: Re: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Abraham, great. Should have an approval letter to you next week.
Richard, FYI.

From: Abraham, Ajit <Ajit.Abraham@jacobs.com>
Date: Thursday, August 21, 2025 at 11:25 AM
To: Walker Douglas <walker@douglaspd.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>, Sweigart, Daniel <Daniel.Sweigart@jacobs.com>, Diaz Sossa, Pedro <Pedro.DiazSossa@jacobs.com>
Subject: RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification
Hello Mr. Douglas,

Hope your day is going well.

Please see attached for revised elevation drawing showing the note added calling for the stucco finish, as requested. Please also see attached for product data sheet for basis of design product.

Please let us know if these would be acceptable to you. If they are, would you be able to send us your approval letter?

If you have any additional comments, please let us know and we will get those incorporated as well.

Thanks in advance.

Regards,
Ajit

From: Abraham, Ajit
Sent: Thursday, August 14, 2025 3:10 PM
To: Walker Douglas <walker@douglaspd.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>; Sweigart, Daniel <Daniel.Sweigart@jacobs.com>
Subject: RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Hello Mr. Douglas,

Will do. Thank you!

Ajit

From: Walker Douglas <walker@douglaspd.com>
Sent: Thursday, August 14, 2025 2:56 PM
To: Abraham, Ajit <Ajit.Abraham@jacobs.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>; Sweigart, Daniel <Daniel.Sweigart@jacobs.com>
Subject: [EXTERNAL] Re: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Abraham, yes that would certainly capture our request. If you could just accompany it with a specific product or several that you prefer.

From: Abraham, Ajit <Ajit.Abraham@jacobs.com>
Date: Thursday, August 14, 2025 at 3:52 PM
To: Walker Douglas <walker@douglaspd.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>, Sweigart, Daniel <Daniel.Sweigart@jacobs.com>
Subject: RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Hello Mr. Douglas,

Thank you for your feedback.

We will look into product options and call out/specify this finish be provided. Please let us know if a note on the architectural drawings would be an acceptable way to capture your request.

Regards,
Ajit

From: Walker Douglas <walker@douglaspd.com>
Sent: Thursday, August 14, 2025 2:29 PM
To: Abraham, Ajit <Ajit.Abraham@jacobs.com>
Cc: Wraight, Connor <Connor.Wraight@jacobs.com>; Sweigart, Daniel <Daniel.Sweigart@jacobs.com>
Subject: [EXTERNAL] Re: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Abraham,

Just one last comment from us and you're ready to rock.

It's going to take number of years before this landscaping blocks out the street view, we'll be looking at the building for quite some time.

We used a cost-effective finish on a self-storage project in Town Center years ago. It was basically a painted finish textured to look like stucco. There are a number of these on the market and I don't want to corner you into one specific product. But from both the ARC and City perspective we'll need something to ease that street-facing siding in the meantime.

From: Abraham, Ajit <Ajit.Abraham@jacobs.com>

Date: Thursday, August 14, 2025 at 3:18 PM

To: Walker Douglas <walker@douglaspd.com>

Cc: Wraight, Connor <Connor.Wraight@jacobs.com>, Sweigart, Daniel <Daniel.Sweigart@jacobs.com>

Subject: RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Hello Mr. Douglas,

Hope all is well with you.

We received the following comments on our 1st technical site plan submission today. I believe you are our POC who would eventually provide comments and approval from an ARC standpoint.

3. The Town Center Architectural Review Committee (ARC) will have ultimated approval authority of the building.

4. Provide letter of approval from ARC when obtained.

Can you please let us know what we would need to do to secure ARC approval?

Regards,
Ajit

From: Abraham, Ajit

Sent: Monday, August 11, 2025 4:02 PM

To: 'Walker Douglas' <walker@douglaspd.com>

Cc: Wraight, Connor <Connor.Wraight@jacobs.com>

Subject: RE: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Hello Mr. Douglas,

Yes. The landscape plans were updated to incorporate your comments.

Please see attached for the revised drawing. Please let us know if that meets your intent.

Regards,
Ajit

From: Walker Douglas <walker@douglaspd.com>

Sent: Monday, August 11, 2025 3:23 PM

To: Abraham, Ajit <Ajit.Abraham@jacobs.com>

Subject: [EXTERNAL] FW: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Abraham,

I hope the summer is treating you well. Wanted to follow up on this and see if your plans had progressed any further.

Let me know, thanks!

Walker Douglas

Mobile: (386) 690-7760

Office: (386) 446-6226

Douglas Property & Development, Inc.

145 City Pl Palm Coast, FL

From: Walker Douglas <walker@douglaspd.com>

Date: Thursday, June 5, 2025 at 7:01 AM

To: Abraham, Ajit <Ajit.Abraham@jacobs.com>

Cc: Sweigart, Daniel <Daniel.Sweigart@jacobs.com>, Landrum, Robert

<Robert.Landrum@jacobs.com>, Chris Gatch <chris.gatch@dcblox.com>, Peter Theodore

<petert@ctarch.com>, Wraight, Connor <Connor.Wraight@jacobs.com>

Subject: Re: 1035 Town Center Blvd, Palm Coast FL - ARB Submission Process Clarification

Ajit,

Than you for the follow up.

In the markup below we show some additional plantings that would create a solid visual barrier: we'd prefer to see trees at a height of 8' to 10' with a spreading canopy, and avoiding narrow tree profiles by using more evergreens