

CITY OF PALM COAST
NOTICE OF VIRTUAL HYBRID PUBLIC MEETING

Notice is hereby given that the City of Palm Coast will hold a CMT/Virtual Hybrid Planning and Land Development Board (PLDRB) public meeting at 5:30 PM Wednesday, September 30, 2020. The CMT/Virtual Hybrid meeting agenda is shown below. Due to the current threat of COVID-19, the Planning and Land Development Regulation Board will be meeting in person but limiting the in-person attendance as outlined by the Centers for Disease Control (CDC). The meeting will also be held via a CMT/Virtual meeting. Pursuant to Governor DeSantis' Executive Order Number 20-69 issued on March 20, 2020, "Local government bodies may utilize communications media technology (CMT), such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes." This order was extended by Order Number 20-112.

Access to this meeting is being provided via livestream on the City's website at www.palmcoastgov.com and as described below. This meeting will be audio recorded, as usual. To listen to the meeting recording after the meeting, please visit the City's website. The audio will be posted in accordance with City policy.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation for this proceeding should contact the City Clerk by Monday, September 28, 2020 by noon.

INSTRUCTIONS FOR LISTENING AND PROVIDING PUBLIC COMMENT:

The September 30, 2020, City of Palm Coast CMT/Virtual Hybrid PLDRB meeting will be both an in-person meeting and a video conference conducted electronically (or "virtually") via the ZOOM platform with the ability to dial in via telephone. The meeting will be held at the Palm Coast Community Center located at 305 Palm Coast Pkwy. NE, and will be limited to 40 persons in physical attendance in each of the rooms that are reserved for this meeting at the Community Center. Members of the public must comply with City of Palm Coast Resolution 2020-71, which requires all wear masks. Temperatures will be checked upon arrival and standard COVID-19 questions shall be answered. If you are not wearing a mask, you will be asked to attend the meeting virtually from another location.

Members of the public may make comments during the public comment portion of the meeting by dialing 386-223-1690. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chairman during the meeting. Public comment can be made by dialing *9 if connected via telephone.

Any documents or information the public would like to submit to the record pertaining to a particular case on the agenda need to be provided to the Administrative Manager - Planning via email at PLDRB@palmcoastgov.com by 5:00PM on September 29, 2020. All pertinent information received by this deadline will be available to the public and the PLDRB. All other PLDRB Policy and Procedures will remain in full force and effect during this virtual public hearing.

A person who decides to appeal any decision made by the PLDRB with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Should you have any questions, require additional information regarding the virtual meeting, or experience any difficulty connecting to the meeting, please call 386-986-2391. There will be someone available to assist you. If you do not reach someone, please leave a message and they will get back to you as soon as possible.



**City of Palm Coast
Agenda
CMT/Virtual Hybrid
Planning and Land
Development Regulation
Board**

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

***Chairman Clinton Smith
Vice Chair Robert J. DeMaria
Board Member James Albano
Board Member Sybil Dodson-Lucas
Board Member Jake Scully
Board Member Sandra Shank
Board Member Charles Lemon
Alternate Board Member Hung
Hilton
Alternate Board Member Suzanne
Nicholson
School Board Rep Patty Bott***

Wednesday, September 30, 2020

5:30 PM

**Community Center - 305 Palm Coast
Pkwy. N.E.**

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

A Call to Order and Pledge of Allegiance

B Roll Call and Determination of a Quorum

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE PLANNING AND LAND DEVELOPMENT REGULATION
BOARD MEETING OF SEPTEMBER 16, 2020**

D Public Hearings

2 LAKEVIEW ESTATES MASTER PLANNED DEVELOPMENT, APPLICATION # 4150

E Board Discussion and Staff Issues

F Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: September 30, 2020

Department	PLANNING	Amount
Item Key	8829	Account
		#
Subject	MEETING MINUTES OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING OF SEPTEMBER 16, 2020	
Presenter: Recording Secretary		
Background:		
Recommended Action: Approve the minutes as presented.		



**City of Palm Coast
Minutes
CMT/Virtual Hybrid
Planning and Land
Development Regulation
Board**

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

***Chairman Clinton Smith
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Board Member James Albano
Board Member Sybil Dodson-
Lucas
Board Member Jake Scully
Board Member Sandra Shank
Board Member Charles Lemon
Alternate Board Member Hung
Hilton
Alternate Board Member Suzanne
Nicholson
School Board Rep Patty Bott***

Wednesday, September 16, 2020

5:30 PM

**Community Center - 305 Palm
Coast Pkwy. N.E.**

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

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> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

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Call to Order and Pledge of Allegiance

Vice Chair Smith called the September 16, 2020 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM. He also read into the record the CMT/Virtual Hybrid public meeting notice.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

Vice Chair Smith

Mr. Albano

Mr. DeMaria

Mr. Scully

Ms. Shank

Mr. Lemon

Ms. Nicholson

Ms. Hilton

Excused:

Ms. Bott

Abscent:

Mrs. Lucas

Approval of Meeting Minutes

1 MEETING MINUTES OF THE AUGUST 19, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Board Member DeMaria and seconded by Board Member Scully

Approved - 6 - Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano

Public Hearings

2 ELECTION OF THE CHAIR PERSON AND THE VICE CHAIR PERSON TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Mrs. Lucas arrived at 5:33PM.

Chair Nomination:

Mr. DeMaria made a motion to nominate Mr. Clint Smith as Chairperson and it was seconded by Mr. Scully. The motion carried by a vote of 7-0.

Vice Chair Nomination:

Mr. Scully made a motion to nominate Mr. Robert DeMaria as Vice Chair and it was seconded by Mr. Albano. The motion carried by a vote of 7-0.

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano

3 SOUTH OLD KINGS ROAD MASTER PLAN DEVELOPMENT REZONING (THIS ITEM WILL BE CONTINUED TO THE REGULAR OCTOBER 21, 2020 PLDRB MEETING)

Mr. Ray Tyner introduced this item and stated that City staff and the applicant continue to work on this application and that the applicant has requested a continuance of this item to a date certain of the PLDRB on Wednesday, October 21, 2020 @ 5:30PM at the Palm Coast Community Center.

Pass

Motion made to continue to date certain of October 21, 2020 @ 5:30PM meeting to be held at the Palm Cosat Community Center located at 305 Palm Coast Pkwy. N.E. by Board Member DeMaria and seconded by Board Member Shank

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano

4 ANNUAL TRAINING FOR THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEMBERS

Mr. Ray Tyner introduced this item along with the City Counsel, Katie Reischmann. Unfortunately Ms. Reischmann's internet connection failed and so her presentation will be rescheduled to a future date.

Mr. Ray Tyner then introduced Mr. Jose Papa, Senior Planner, who addressed the PLDRB members and used for demonstration and educational purposes a prior staff report related to a Comprehensive Plan Amendment. His presentation is attached to these minutes.

Received and Filed

Board Discussion and Staff Issues

Chair Smith reminded the PLDRB members of the September 30th Special PLDRB meeting to be held at the Palm Coast Community Center @ 5:30PM.

Adjournment

The meeting was adjourned at 6:13PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Board Member DeMaria and seconded by Board Member Scully

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano

City of Palm Coast, Florida

Agenda Item

Agenda Date: 9/30/2020

Department	PLANNING	Amount
Item Key	8831	Account #
Subject: LAKEVIEW ESTATES MASTER PLANNED DEVELOPMENT, APPLICATION # 4150		
Presenter: Bill Hoover		
<p>Background: Matanzas GC Palm Coast, LLC as the owner and proposed developer of 280.6 +/- acres located between 0.5 to 1.25 miles north of Matanzas Woods Parkway has requested a rezoning to Lakeview Estates MPD (AR# 4150) in order to allow a residential community of up to 280 homes with some institutional uses where the western side of the project (Tract 9) abuts US Highway 1. The owner is requesting a density of one home per acre for the land that is not being designated for insititutional uses. Residential uses are proposed on the remaining acreage. The units are intended to be clustered in an attempt to be compatible with and complementary to the existing single-family homes in the Matanzas Woods neighborhood. Only single-family residential uses are requested except in the SW corner of the project (Tract 8) where single-family and townhome uses are requested.</p> <p>The subject property was developed as the 18-hole Matanzas Woods Golf Course by ITT and opened in 1985. The golf course permanently closed in 2007. In April 2019, Matanzas GC Palm Coast, LLC purchased the property.</p> <p><u>View Protection Zones (VPZ):</u> The City approved its first city wide zoning and Land Development Code in 2008 which eliminated the Golf Course Community Zoning District. However, regulations related to future development within the previous GCC District remained in the code. The term and utilization of View Protection Zones (VPZ) was established within this proposed MPD Development Agreement to be consistent with the Land Development Code regulations related to development on former GCC Districts.</p> <p>Section 3.03.04(J) of the LDC provides the following criteria:</p> <p>J. <i>Existing golf course communities. Existing golf courses communities located within the former Golf Course Communities (GCC) District seeking to add residential units must comply with the standards established for the Master Planned Development District. In addition, the development shall utilize the following guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas.</i></p> <ol style="list-style-type: none"> 1. <i>Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.</i> 2. <i>Existing golf course views from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical.</i> 		

3. *Multifamily uses shall be surrounded by fairways, clubhouse, and/or other golf course facilities to buffer single-family areas within the same development. The multifamily uses shall not be located within 150 feet from any existing, platted lots located within a residentially zoned area.*

This section of the LDC does not quantify the depth or thickness of the VPZ. More than likely it was not quantified since both factors (width of VPZ and amount of vegetative screening) affect the quality of a VPZ. It is clear that new development does not need to be completely out of view and may be visible from existing properties.

It also should be noted that the Future Land Use of Greenbelt allows for 1 unit per acre which equates to 268 units as conditioned by staff. City staff and the applicant, utilizing the LDC and VPZs, have been trying to establish the appropriate locations of these residential units but we have not reached consensus on all of the locations.

Land Use and Zoning Data: Of the project's 280.6 +/- acres approximately 276.4 +/- acres are designated Greenbelt which allows for a minor level of development and about 4.2 +/- acres are designated Conservation which allows for virtually no development activities or density credits. Greenbelt allows a density of one dwelling unit per acre including clustering of those units. Since roughly 8 +/- acres in Tract 9 are proposed for institutional uses the allowable number of residential units would be 268 units based on the 268.2 +/- acres eligible for residential construction or density credits.

Currently the land is zoned MPD with no accompanying development agreement. The purpose of this MPD rezoning request is to establish a development agreement that is consistent with the allowable one residential unit per acre in the Greenbelt area and appropriately site those units per applicable sections of the LDC.

Public Participation: The developer mailed notices on November 15, 2019, to property owners for a neighborhood meeting that was held at the Matanzas High School Cafeteria at 6:00 PM on December 6, 2019. Four City staff members attended this meeting along with approximately 250 to 350 neighboring property owners. The lengthy meeting concluded at approximately 8:45 PM.

The developer erected seven City provided signs on September 16, notifying citizens of the upcoming public hearing for the Planning and Land Development Regulation Board on September 30, 2020.

Recommended Action: Planning staff recommends the Planning and Land Development Regulation Board find this MPD as conditioned by staff in compliance with the Comprehensive Plan and Land Development Code and recommend that City Council approve the Lakeview Estates MPD, Application No. 4150 as presented by City staff including:

1. Delete red-lined text within the MPD Development Agreement.
2. Utilize staff versions of Exhibit B and Exhibits B1- B9 that are dated 9-24-20.



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR LAKEVIEW ESTATES MPD
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
SEPTEMBER 30, 2020**

OVERVIEW

Project Name:	Lakeview Estates MPD
Application Type:	Master Planned Development
Application Number:	4150
Applicant/agent:	Michael D. Chiumento III, agent for property owner
Property Owner:	Matanzas GC Palm Coast, LLC
Address:	398 Lakeview Blvd.
Location:	About 0.5 to 1.25 miles north of Matanzas Woods Parkway and extending east to I-95 and west to US Highway 1
Parcel ID #:	07-11-31-7037-0RP0A-0002, 07-11-31-7037-0RP0A-0011, 07-11-31-7037-0RP0A-0140
Current FLUM designation:	Primarily Greenbelt with some Conservation
Current Zoning designation:	MPD
Current Use:	Vacant land
Size of subject property:	280.6 +/- acres

REQUESTED ACTION

Matanzas GC Palm Coast, LLC as the owner and proposed developer of 280.6 +/- acres located between 0.5 to 1.25 miles north of Matanzas Woods Parkway has requested a rezoning to Lakeview Estates MPD in order to allow a residential community of up to 280 homes with some institutional uses where the western side of the project (Tract 9) abuts US Highway 1. The owner is requesting a density of one home per acre for the land that is not being designated for institutional uses. Residential uses are proposed on the remaining acreage. The units are intended to be clustered in an attempt to be compatible with and complementary to the existing single-family homes in the Matanzas Woods neighborhood. Only single-family residential uses are requested except in the SW corner of the project (Tract 8) where single-family and townhome uses are requested.

BACKGROUND/SITE HISTORY

The subject property was developed as the 18-hole Matanzas Woods Golf Course by ITT and opened in 1985. The golf course permanently closed in 2007. In April 2019, Matanzas GC Palm Coast, LLC purchased the property.

The initial City Zoning Map in 1999/2000, showed the subject property having the Flagler County zoning designation of Urban Single-Family Residential (R-1B). Flagler County's Land Development Code (LDC) has the R-1B Zoning District and it allowed for single-family residential homes and also recreational areas that are accessory to residential developments. The R-1B

zoning district allowed for up to 3 units per acre.

In 2004 the City adopted its Comprehensive Plan and designated the subject property as Greenbelt on the Future Land Use Map (FLUM). The Greenbelt designation reduced the overall density on the subject property to 1 unit per acre.

On July 5, 2005, the City Council adopted our initial Land Development Code (Ordinance No. 2005-33) which created the Golf Course Community (GCC) Zoning District. The GCC Zoning District allowed density of one home/per acre and also setup significant standards for the redevelopment of any golf course areas into residential uses. These guidelines, located in section 3.03.04.J of our LDC, were added to minimize adverse impacts to abutting single family residential zoned areas. On October 21, 2008, the City Council adopted Ordinance 2008-23 which implemented the City's first Land Development Code and also converted the Golf Course Community (GCC) Zoning District to Master Planned Development.

View Protection Zone (VPZ) Guidelines

The City approved its first city wide zoning and Land Development Code in 2008 which eliminated the Golf Course Community Zoning District. However, regulations related to future development within the previous GCC District remained in the code. The term and utilization of View Protection Zones (VPZ) was established within this proposed MPD Development Agreement to be consistent with the Land Development Code regulations related to development on former GCC Districts.

Section 3.03.04(J) of the LDC provides the following criteria:

J. *Existing golf course communities. Existing golf courses communities located within the former Golf Course Communities (GCC) District seeking to add residential units must comply with the standards established for the Master Planned Development District. In addition, the development shall utilize the following guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas.*

1. *Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.*
2. *Existing golf course views from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical.*
3. *Multifamily uses shall be surrounded by fairways, clubhouse, and/or other golf course facilities to buffer single-family areas within the same development. The multifamily uses shall not be located within 150 feet from any existing, platted lots located within a residentially zoned area.*

This section of the LDC does not quantify the depth or thickness of the VPZ. More than likely it was not quantified since both factors (width of VPZ and amount of vegetative screening) affect the quality of a VPZ. It is clear, that new development does not need to be completely out of view and may be visible from existing properties.

It also should be noted that the Future Land Use of Greenbelt allows for 1 unit per acre which equates to 268 units as conditioned by staff. City staff and the applicant, utilizing the LDC and VPZs, have been trying to establish the appropriate locations of these residential units. City staff and the applicant do not agree on all the locations. See Figure 1 (City Staff Recommendation) and Figure 2 (Applicants Proposal) for staff and applicant differences.

LAND USE AND ZONING INFORMATION

Of the project's 280.6 +/- acres approximately 276.4 +/- acres are designated Greenbelt which allows for a minor level of development and about 4.2 +/- acres are designated Conservation which allows for virtually no development activities or density credits. Greenbelt allows a density of one dwelling unit per acre including clustering of those units. Since roughly 8 +/- acres in Tract 9 are proposed for institutional uses the allowable number of residential units would be 268 units based on the 268.2 +/- acres eligible for residential construction or density credits.

Currently the land is zoned MPD with no accompanying development agreement. The purpose of this MPD rezoning request is to establish a development agreement that is consistent with the allowable one residential unit per acre in the Greenbelt area and appropriately site those units per applicable sections of the LDC.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: In staff's opinion the project as proposed does not meet all requirements of the Land Development Code as discussed later.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: The request is consistent with the following objectives and policies of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

Policy 1.1.1.2 *The future land use designations shall permit the zoning districts listed and generally described in the following table. The maximum densities and intensities for each future land use designation and zoning district are also included in the table.....*

The proposed institutional uses are specifically allowed on lands with the Greenbelt designation via the allowed Public/Semi-Public (PSP) Zoning with a maximum 0.30 Floor Area Ratio. Additionally, the allowable density for residential uses within the Greenbelt designation is one (1) unit per acre after subtracting lands that are designated for non-residential (institutional) uses.

Policy 1.1.2.4 *In order to allow for clustering of residential units to create rural communities and minimize the need for extensive infrastructure, the Greenbelt land use designation may include MPDs or PRDs having lot sizes of less than one (1) acre with common open spaces provided that the development's overall density does not exceed one (1) unit per acre.*

The applicant has specified in the MPD Agreement that the residential component of the project will not exceed a density of one dwelling unit per acre.

Other supporting Comprehensive Plan policies include:

Policy 3.3.2.4 – The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.

Policy 1.1.2.1 - Permitted uses within a MPD shall generally follow those allowed within the corresponding zoning districts associated with the FLUM designation. Deviations from these standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.

Staff Finding: In staff's opinion the applicant's request is not totally consistent with the following sections of the Unified Land Development Code (LDC):

Section 3.03.04.J.1. *Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.*

Staff finds that the applicant has not provided evidence and reasonable assurances that the existing direct golf course views have been maintained throughout the entire project.

Section 3.03.04.J.2. *Existing golf course views from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical.*

The existing golf course views across a right-of-way or a water body in staff's opinion are not being maintained consistently throughout the entire project.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Finding: Nearby area roadways and public utilities are available to serve the project and the proposed changes will not create any significant financial liability or hardship for the City. All necessary infrastructure improvements and all applicable impact fees will be the responsibility of the developer.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: As conditioned by staff in the MPD Agreement, the project will not have any of the specified issues including but not limited to soil analyses requirements prior to any development.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.

Staff Finding: The subject property will be required to comply with the development standards of the City's Land Development Code, the Comprehensive Plan, and the requirements of all other applicable agencies throughout the development process. Future site plans, preliminary plats, final plats or any other development applications shall require full compliance review.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.09.04

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.09.04 states, *“The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a master planned development application:”*

A. *Consistency with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan.*

Staff Finding: The proposed application remains consistent with and will further the goals and objectives of the Comprehensive Plan.

B. *Consistency with the general intent of the LDC.*

Staff Finding: As conditioned by staff, the development standards in the MPD remain generally consistent with the standards established by the LDC.

C. *Degree of departure of the proposed development from surrounding areas in terms of character and density/intensity.*

Staff Finding: As conditioned by staff, the changes will not will not cause the MPD Agreement to further depart from customary standards in the LDC.

D. *Compatibility within the development and relationship with surrounding neighborhoods.*

Staff Finding: As conditioned by staff, the proposed uses are similar to existing developments. The neighborhood of the Matanzas Woods area includes SFR-1, SFR-2, SFR-3 and MFR-1. The proposed development is compatible with those zoning districts. In addition, a unit type, 35-foot height restriction and a 150-foot setback was placed on the MFR-1 area in Tract 8. Furthermore, staff’s VPZ recommendation ensures compatibility with adjacent properties.

E. *Adequate provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and soil conservation as shown in the development plan.*

Staff Finding: As required by the LDC, future development applications will be analyzed in further detail to determine if there is adequate public infrastructure capacity to serve the development. Other public service needs will also be reviewed in more detail as the development review progresses. For example, future applications for development will require further environmental analysis, traffic studies, utility agreements, coordination with Flagler Schools, etc. before approval. The subject project will be required to pay applicable impact fees to accommodate its impact on the public infrastructure and services.

F. *The feasibility and compatibility of development phases to stand as independent developments.*

Staff Finding: The developer has not shown any specific phasing of the project. However, various tracts within the MPD are situated where they can adequately be developed independently through the platting process.

G. *The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed development.*

Staff Finding: A traffic impact study will be provided during the Subdivision Master Plan or Preliminary Plat stage to demonstrate that all roadways within the study area with the project's traffic included will operate at the City's adopted level of service.

H. The benefits within the proposed development and to the general public to justify the requested departure from standard development requirements inherent in a Master Planned Development District classification.

Staff Finding: The subject property is currently zoned MPD and a Development Agreement is being proposed. Standards within the Development Agreement include height limitations and increased buffers, as conditions, to benefit the surrounding neighborhood.

I. The conformity and compatibility of the development with any adopted development plan of the City of Palm Coast.

Staff Finding: As conditioned by staff, the proposed uses are similar to existing developments. The neighborhood of the Matanzas Woods area includes SFR-1, SFR-2, SFR-3 and MFR-1. The proposed development is compatible with those zoning districts. In addition, a unit type, 35-foot height restriction and a 150-foot setback was placed on the MFR-1 area in Tract 8. Furthermore, staff's VPZ recommendation ensures compatibility with adjacent properties.

J. Impact upon the environment or natural resources.

Staff Finding: The landowners will be required to submit all applicable environmental reports or studies as required by the LDC. These studies will include, environmental resource assessments, cultural resources, stormwater calculations, floodplain analysis, threatened and endangered species studies during the site plan or platting process for any new project within the MPD.

K. Impact on the economy of any affected area.

Staff Finding: The residents that will inhabit these new homes will have a positive impact on State and local income including permit and impact fees, taxes, and other sources. The project will also provide a significant number of constructions jobs, which should have a positive direct and indirect impact on the local economy.

PUBLIC PARTICIPATION

The developer mailed notices on November 15, 2019, to property owners for a neighborhood meeting that was held at the Matanzas High School Cafeteria at 6:00 PM on December 6, 2019. Four City staff members attended this meeting along with approximately 250 to 350 neighboring property owners. The lengthy meeting concluded at approximately 8:45 PM.

The developer erected seven City provided signs on September 16, notifying citizens of the upcoming public hearing for the Planning and Land Development Regulation Board on September 30, 2020.

RECOMMENDATION

Planning staff recommends the Planning and Land Development Regulation Board find this MPD as conditioned by staff in compliance with the Comprehensive Plan and Land Development Code and recommend that City Council approve the Lakeview Estates MPD, Application No. 4150 as presented by City staff including:

1. Delete red-lined text within the MPD Development Agreement.
2. Utilize staff versions of Exhibit B and Exhibits B1- B9 that are dated 9-24-20.

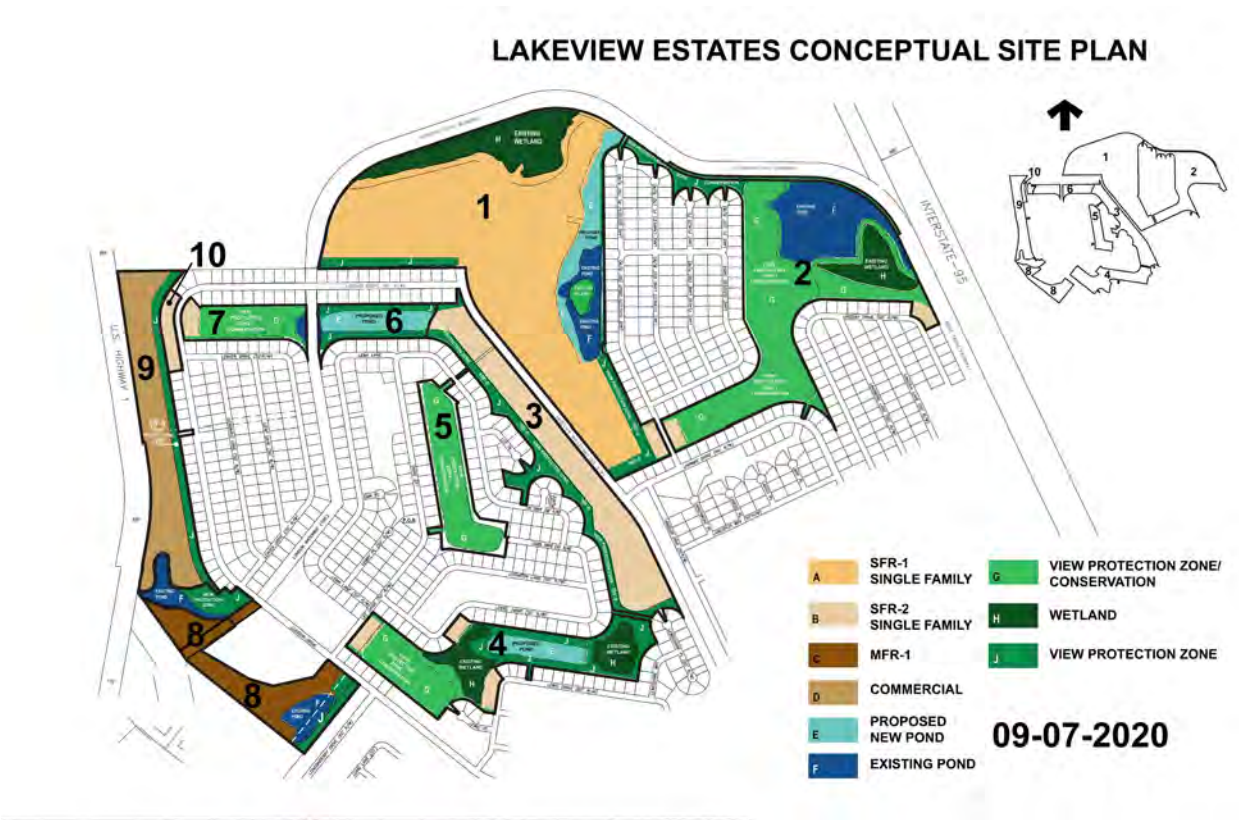
Figure 1 – City Staff Recommendation

Staff's Recommendation 9-24-2020

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN



Figure-2 Applicants Proposal



LPrepared by:
Michael D. Chiumento III, Esq.
Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164

Return to:
City Clerk
City Hall
160 Lake Avenue

Palm Coast, FL 32164 (NOTE: Text shown in red and underlined are applicant's proposed changes to what staff does not support.)

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

LAKEVIEW ESTATES

MASTER PLAN DEVELOPMENT AGREEMENT

THIS MASTER PLAN DEVELOPMENT AGREEMENT, (herein referred to as the "Development Agreement") is made and executed this ____ day of _____, 2020, by and between the **CITY OF PALM COAST**, a Florida municipal corporation (herein referred to as the "City"), whose address is 160 Lake Avenue, Palm Coast, Florida, 32164, and the owner of the subject property, **MATANZAS GC PALM COAST, LLC**, a Florida limited liability company (herein referred to from time-to-time as the "Owner" regardless of whether singular or plural ownership status) whose address is 200 Ocean Crest Drive, Unit 111, Palm Coast, Florida 32137.

WITNESSETH:

WHEREAS, the Owner is the fee simple title owner of certain real property consisting of 280.6 +/- acres located in the City of Palm Coast, Flagler County, Florida, more particularly described in the legal description attached hereto as **Exhibit "A"** and incorporated herein ("Subject Property"); and

WHEREAS, the Subject Property ceased to operate as a golf course in or around 2007, and since said time, has not been used for any purpose other than vacant land; and

WHEREAS, the Subject Property has Future Land Use Map (FLUM) designations of Greenbelt and Conservation.

WHEREAS, the Owner requests approval for a Master Planned Development (“MPD”) on the Subject Property, subject to the conditions set forth in this Development Agreement; and

WHEREAS, the Owner voluntarily agrees with the conditions, terms, and restrictions hereinafter recited, and has agreed voluntarily to their imposition as an incident to development of the Subject Property; and

WHEREAS, the City of Palm Coast Planning and Land Use Regulations Board (PLDRB) and the City of Palm Coast City Council (“City Council”) find that this Development Agreement is consistent with the City’s Comprehensive Plan (2035) (the “Comprehensive Plan”) and Unified Land Development Code (LDC) and that the conditions, terms, restrictions, and requirements set forth herein are necessary for the protection of the public health, safety, and welfare of the citizens of the City; and

WHEREAS, the City Council further finds that this Development Agreement is consistent with and an exercise of the City’s powers under the Municipal Home Rule Powers Act; Article VIII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; the City of Palm Coast City Charter; other controlling law; and the City’s police powers; and

WHEREAS, additional conditions of approval may also be included within the minutes of relevant meetings of the (PLDRB) and City Council. Furthermore, any representations or promises made by the Owner during the zoning review and approval process

for the Project (whether oral or in writing) shall also be additional conditions of approval if deemed appropriate by the City; and

WHEREAS, this is a non-statutory Development Agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 -163.3243, Florida Statutes.

NOW, THEREFORE, it is hereby resolved and agreed by and between the City and the Owner that the Owner's application for a Master Planned Development is approved subject to the Development Agreement's following terms and conditions:

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated herein by this reference and form a material part of this Development Agreement upon which the City and the Owner have relied.

SECTION 2. REPRESENTATIONS OF OWNER.

(a) The Owner hereby represents and warrants to the City that the Owner is the fee simple record title owner of the Subject Property in accordance with the title opinion or title certification provided by the Owner to the City issued by an attorney or title insurance company licensed to provide services in the State of Florida with said title opinion or certification showing all liens, mortgages, and other encumbrances not satisfied or released of record relative to the Subject Property.

(b) The Owner represents and warrants to the City that it has the power and authority to enter into and consummate the terms and conditions of this Development Agreement; that all acts, approvals, procedures, and similar matters required in order to authorize this Development Agreement have been taken, obtained or followed, as the case may be; that this Development Agreement and the proposed performance of this Development

Agreement by the Owner is not an ultra vires act; and that, upon the execution of this Development Agreement by the parties, this Development Agreement shall be valid and binding upon the parties hereto and their successors in interest.

(c) The Owner hereby represents to the City that all required joinders and consents have been obtained and set forth in a properly executed form on this Development Agreement. Unless otherwise agreed to by the City, all liens, mortgages, and encumbrances not satisfied or released of record must be subordinated to the terms of this Development Agreement and joinders must be executed by any mortgagees. It is the responsibility of the Owner to ensure that said subordinations and joinders occur in a form and substance acceptable to the City Attorney prior to the City's execution of this Development Agreement. If the Owner fails to attain the joinder and consent, then the Owner shall lose all rights and benefits deriving hereunder.

SECTION 3. APPROVAL OF MASTER PLAN DEVELOPMENT

(a). The City Council at its business meeting of _____ 2020, approved a Master Plan Development for the Subject Property subject to the terms and conditions of this Development Agreement.

(b). The Owner acknowledges that if this Development Agreement is ever terminated, the approval shall be deemed null and void and the land uses approved for the Subject Property shall no longer be permitted, unless otherwise approved by the City Council.

(c). The current provisions of the LDC, as may be amended from time-to-time, shall be applicable to the Subject Property unless otherwise specifically stated herein. Any City Code provision not specifically so identified will not be affected by the terms of this Development Agreement, and will be subject to enforcement and change under the same

criteria as if no Development Agreement were in effect.

SECTION 4. PROJECT DESCRIPTION.

The Subject Property has two Comprehensive Plan FLUM designations, Greenbelt on approximately 276.3 +/- acres and Conservation on approximately 4.3 +/- acres. The current MPD zoning on the property will be maintained and this Development Agreement shall govern all development on the Subject Property as defined herein. Consistent with the Comprehensive Plan and the Greenbelt FLUM, residential units may be developed at one unit per acre. Institutional uses proposed on Greenbelt FLUM acreage shall be deducted from the one-unit per acre residential unit calculations. The Project proposes 8.3 +/- acres of Greenbelt FLUM for institutional uses within the Greenbelt FLUM. As a result, 268 residential units are permitted to be clustered within the remaining 268.0 +/- acres of Greenbelt FLUM. The Owner may develop a residential and institutional development as depicted on the Lakeview Estates Conceptual Master Plan, attached hereto as **Exhibit “B”** and as further defined herein (“Project”). **Exhibit “B-1”** through **Exhibit “B-8”** further define the project and illustrate allowable uses within each Tract. The uses on each Tract (shall be as follows which are consistent with the Conceptual Site Plan:

TRACT	USE	LDC Designation to be used for Development Standards purposes only
1	Uses on this tract will be single-family residential homes along with View Protection Zones (VPZ), wetland preservation, stormwater pond creation, and community amenities including exterior storage of boats and RVs exclusively for residents residing in the community that will be totally screened from view from off-site properties, Lakeview Boulevard and London Drive.	SFR-1
2	Uses on this tract primarily consist of View Protection Zones, wetlands, natural buffers, and stormwater ponds. In addition, the property is limited to single	SFR-2 and P&G

	family residential dwellings view protection zones, natural buffers, and stormwater ponds.	
3	This tract is designated <u>for single-family homes and</u> as View Protection Zones and natural buffers.	<u>SFR-2</u> , P&G
4	Uses on this tract primarily consist of View Protection Zones/conservation, <u>stormwater pond</u> and wetlands. The property is limited to single family residential dwellings.	SFR-2 and P&G
5	This Tract is designated as a View Protection Zone/conservation.	P&G
6	This Tract is designated as a View Protection Zone <u>and stormwater ponds.</u>	P&G
7	Uses on this tract primarily consist of View Protection Zone and an existing pond. The property is limited to single family residential dwellings.	SFR-2 and P&G
8	Use of this Tract is limited to townhouses, single-family, View Protection Zones, and existing pond.	MFR-1 ¹ , SFR-1 and P&G
9	Use of this Tract will be limited to 8.3 acres of institutional uses. All remaining areas include View Protection Zones, new and existing ponds, and natural buffers.	PSP and P&G
10	Use of this Tract is limited to single family residential units with View Protection Zones.	SFR-2

¹ There is a height limitation of thirty-five (35) feet for townhouses, a minimum living area of 1,000 sq. ft. with at least a one-car garage per unit and a minimum setback of 150' from all existing single-family platted lots imposed on this use.

1. TRACT 1: Tract 1 shall be permitted to develop into a single family detached residential community consistent with the City's SFR-1 zoning district standards. This community will contain its own private amenities which may include a club house, pools, activities room, exercise trails and self-storage of boats and recreational vehicles limited to residents use only. It shall have two (2) entrances onto Lakeview Drive. Stormwater ponds will be developed on site to contain all runoff as required by Federal, State and City rules. In the areas that abut existing residential platted lots, a View Protection Zone ("VPZ") will be required (See Section 10.7). Prior to application for Subdivision Master Plan or Site Plan Approval, an applicant shall ensure that the VPZ is designed in such a fashion that it maintains the Lot Owners' view of the Subject Property consistent with the City's Land Development Code (LDC). Also prior to the above-mentioned application, an

applicant shall demonstrate that Tract 1 is or shall be free from environmental hazards and safe for human occupation as regulated by Federal, State and local law including, but not limited to, the Florida Department of Environmental Protection (“FDEP”). The existing golf course maintenance building may be utilized during construction of the residential community on Tract 1 but shall be removed prior to completion of the infrastructure for the residential community.

2. TRACT 2: Tract 2 shall be maintained as a VPZ except for the area depicted on Exhibit “B-2” Tract Plan for single family residential lots. The single family residential area shall be developed consistent with the SRF-2 zoning district standards. As a condition of approval of these lots, a VPZ shall be provided to specifically address the adjacent existing single-family platted lots.
3. TRACT 3: Tract 3 is designated for SFR-2 zoning district standards and as VPZ and natural buffers.
4. TRACT 4: Tract 4 shall be mostly preserved as a natural area through the use of VPZs and Conservation Easements over existing wetlands. A stormwater pond can be created between the two wetland areas in the middle of Tract 4 as long as existing vegetation is maintained for the first 60 feet behind each home along Leidel Drive and Lewis Drive. The on-site wetlands are intended to be preserved and, if impacted, avoidance and minimization techniques will be required pursuant to Federal, State and local law. Consistent with Exhibit “B-4” Tract Plan, some single-family residential lots may be developed consistent with the SFR-2 zoning designation standards, however they will be required to provide a VPZ if behind existing platted residential lots.
5. TRACT 5: Tract 5 shall be a VPZ. No development shall be permitted on Tract 5.

6. TRACT 6: A stormwater pond can be created in the middle of Tract 6 as long as existing vegetation is maintained for the first 60 feet behind each lot along London Drive, Lema Lane and Lee Drive. The balance of Tract 6 shall be a VPZ.
7. TRACT 7: Tract 7 shall be maintained as a VPZ except for the areas depicted on Exhibit “B-6” Tract Plan for single family residential lots. The single family residential areas shall be developed consistent with the SRF-2 zoning district and shall provide a VPZ behind existing platted residential lots.
8. TRACT 8: Tract 8 shall be permitted to be developed consistent with the development standard for the LDC zoning classification of MFR-1 but limited to townhouses. Single-family homes could also be developed using the SFR-1 standards. Notwithstanding said designation, no development on this tract shall exceed thirty-five (35) feet in height. All townhouse development on Tract 8 shall be set back a minimum of 150 feet from any existing single-family platted lot. The existing pond shall be preserved for the benefit of adjacent property owners.
9. TRACT 9: Tract 9 shall be maintained as a VPZ to ensure protection of natural areas. Stormwater areas are also permitted on Tract 9. PSP uses will be permitted on the area located north of the north property line of 163 London Drive extended westerly to US Highway 1 on Tract 9. Prior to making any application for development, the Owner shall prepare a conceptual site plan and hold a neighborhood meeting consistent with the requirements of the LDC. Any development application for Tract 9 shall require final action by the PLDRB.
10. Tract 10: Tract 10 shall be permitted to develop single family detached residential units consistent with the LDC SFR-2 zoning district standards. Additionally, a VPZ is required to be provided as shown on the Exhibit “B-8” Tract Plan.

11. In addition to the above, Tracts 1, 3, 8 and 9 of the Project shall be integrated internally and externally by a series of pedestrian pathways and roadways and developed in conformance with the LDC and this Development Agreement.

11. All common areas, VPZ, stormwater ponds and natural areas shall be maintained by a POA or third party determined acceptable to the City.

SECTION 5. FUTURE LAND USE MAP (FLUM).

The future land use designation for the Subject Property is primarily Greenbelt. More specifically about 276.3 +/- acres are designated Greenbelt and the remaining 4.3 +/- acres are designated Conservation. Policy 1.1.1.2 of the Comprehensive Plan establishes the density and intensity for each land use category and zoning district. The density for Greenbelt is one dwelling unit/acre. Density calculations are not permitted for Conservation areas or Greenbelt lands utilized for PSP (institutional) uses.

SECTION 6. APPROVAL OF CONCEPTUAL PLAN AND DEVELOPMENT REVIEW PROCESS.

(a) The City Council, at its regular meeting on _____, 2020, adopted Ordinance 2020-_____ for a Master Planned Development affecting the Subject Property subject to the terms and conditions of this Development Agreement.

(b) The Owner acknowledges if this Development Agreement is ever terminated, the approval shall be deemed null and void and the land uses approved for the Subject Property shall no longer be permitted, unless otherwise approved by the City Council.

(c) The provisions of the then current LDC shall be applicable to the Subject Property unless otherwise specifically stated herein. Any City Code provision not specifically identified will not be affected by the terms of this Development Agreement and will be subject to enforcement as if no Development Agreement were in effect.

(d) The Conceptual Site Plan, Exhibit “B”, generally depicts the layout of the Project and delineates the approximate property boundaries, streets, property lines, general location of lots and intended uses. Exhibits B-1 through B-8 depict the layout of the Project in more detail and where a conflict exists between Exhibit “B” and Exhibits B-1 through B-8, the more detailed Exhibits B-1 through B-8 shall govern.

SECTION 7. MODIFICATIONS TO THE CONCEPTUAL SITE PLAN.

Modifications to the exact location and number of lots, roadways, primary sidewalk/pathway system, and other improvements may be requested by the Owner and approved by the Land Use Administrator during review of construction documents, site plans, or Subdivision Master Plan for the Project or portions thereof, as long as the development standards contained in this Development Agreement are maintained. Moreover, the Land Use Administrator is authorized to approve those modifications to the Conceptual Site Plan as allowed by Code, and any construction documents, and Subdivision Master Plan for the Subject Property or portions thereof provided that: (1) The location of the VPZs are not reduced or relocated, (2) The maximum building height is not exceeded, (3) Property setbacks and landscape buffers are not modified, and (4) the approved plans maintain the development standards in this Development Agreement. In accordance with the Land Development Code, future neighborhood meetings may be required. Distance notification requirements will be from the applicable development tract consistent with the neighborhood meeting requirements.

SECTION 8. PERMITTED USES.

All uses on the Property shall be consistent with this Agreement and specifically Section 4, above. Notwithstanding such, the Owner agrees to fully comply with the following Use Restrictions on the Subject Property. The Owner must develop the Subject Property

consistent with the Conceptual Site Plan, except as otherwise provided in Section 8 of this Development Agreement.

8.1 USE RESTRICTIONS.

(a) Any use of any portion of the Subject Property not designated in Section 4 (inclusive of all exhibits included therein), on the Conceptual Site Plan shall be prohibited.

(b) Except as provided elsewhere in this Development Agreement, any modification to the Development Agreement that proposes a change of uses approved herein, increases the intensity or types of development, or removes, decreases or modifies the location of a VPZ shall require the approval of the City Council, following the review and recommendation of the PLDRB.

8.2 VEHICULAR/NON-VEHICULAR AND PEDESTRIAN ACCESS, PARKING AND INTERCONNECTIVITY.

(a) The Conceptual Plan integrates pedestrian, bicycle, and vehicular traffic circulation systems within, and outside of, the Subject Property and with adjacent rights-of-ways. All uses shall have access to a roadway but are not required to front on a dedicated road. The City shall be granted access to all roadways to ensure that public safety is maintained.

(b) There shall be at a minimum two (2) methods of entrance and exit consistent with the City's Comprehensive Plan and LDC.

SECTION 9. LAND DEVELOPMENT CODE NON-APPLICABILITY.

The development of the Project shall proceed in accordance with the terms of this Development Agreement. In the event of an inconsistency between the terms of this Development Agreement and the LDC, the terms of this Development Agreement shall prevail except as it pertains to MPD regulations within the LDC. In the event of an inconsistency

between the terms of this Development Agreement and the Conceptual Site Plan, the terms of this Development Agreement shall prevail. Where specific requirements are not contained in this Development Agreement, the LDC shall apply but only to the extent that it does not conflict with the provisions of this Development Agreement or the general intent of the Conceptual Site Plan.

SECTION 10. FACILITY COMMITMENTS.

(a) Unless otherwise described elsewhere in this Development Agreement, the Owner agrees that the City is not responsible for the construction or creation of public facilities or capacity to facilitate the development of the Subject Property. No building permits or development permits shall be issued for the Subject Property unless adequate capacity of concurrency monitored facilities are available concurrent with the impact on said facilities by the Project.

(b) PRIVATE AND PUBLIC IMPROVEMENTS: The Owner, its successors, and assigns, agree to construct, at a minimum, the following on-site improvements, at their sole and exclusive expense, as a condition of this Development Agreement and in addition to the payment of all impact fees relating to the development of the Subject Property, unless otherwise provided for herein. The parking areas; roads, utilities; master stormwater system; sidewalks; lighting; recreational facilities, and perimeter buffer landscaping. The Owner agrees that the City has shown an essential nexus between a legitimate City interest and the conditions, if any, imposed herein. The Owner further agrees that all proposed conditions are roughly proportional to the impact the development will have upon the public, based upon an individualized determination by the City that the required conditions are related in both nature and extent to the impacts of the proposed Project. Nothing herein shall be deemed a prohibited

exaction under Fla. Stat. 70.45, and Owner agrees it has not suffered any damages under that statute.

(c) SIDEWALKS AND PEDESTRIAN PATHS: The Owner shall provide a system of sidewalks on the tracts with direct access from Lakeview Boulevard to ensure that pedestrians maintain easy and safe access to all uses as depicted on the Conceptual Site Plan. The Owner shall provide community sidewalks that are a minimum of five (5) feet wide on only one side of the internal roadway system on Tract 1 and Tract 3 as may be required. Owner shall be obligated to provide sidewalks on the portion of the Tract 9 property that abuts US Highway 1. Owner shall not be obligated to provide sidewalks on the scattered single-family lots with direct access from Lee Drive, Leidel Drive, London Drive, Lake Success Drive, Lindsay Drive, or Lewis Drive.

(d) ACCESS: Ingress and egress needed for the Project shall be provided, constructed, and maintained by Owner, its successors, and assigns.

(f) MOWING: The Owner, or a POA, shall continue to pick up trash and mow the rights-of-way that are adjacent to the Subject Property along Lakeview Boulevard, Leaver Drive, London Drive, and Lake Success Drive.

SECTION 11. DEVELOPMENT STANDARDS.

11.1 PARKING: Parking requirements shall be consistent with the LDC.

11.2 OPEN SPACE: Minimum open space shall be forty percent (40%) of the Subject Property's gross area. Open space is defined in the LDC and includes on-site stormwater ponds and all open space within the Property. Flexibility to the minimum open space requirements shall be as provided by the LDC, which may include, but not be limited to, green building principles, land donation, or other mechanisms that would justify a lower percentage of open space, if approved by the Land Use Administrator. Open space shall be

maintained by either the actual owner of the property, a POA, or other method satisfactory to the Owner and the City.

11.3 WATER/WASTEWATER: The Project is located wholly within the City limits and is therefore within the City's water and wastewater service areas. All permanent uses within the Project will be served by the City. The City shall be the service provider for potable water and wastewater service for the Project. The City is under no obligation to accept the dedication of any facility.

11.4 TRANSPORTATION CONCURRENCY: Transportation concurrency shall be addressed during the Preliminary Plat or Technical Site Plan process.

11.5 STORMWATER AND DRAINAGE:

(a) The Owner, or a POA, shall be responsible for designing, permitting, constructing, and maintaining the means of conveyance of stormwater runoff from the Project to the stormwater facility including, but not limited to, all stormwater lines, ditches, culverts, and other stormwater facilities that are necessary to convey the stormwater runoff to the Stormwater Facility (the "Owner's Stormwater System").

(b) The Owner shall grant any and all drainage and utility easements to the City which are deemed necessary to serve the public utilities.

(c) The Owner shall construct a stormwater management system that provides treatment and attenuation as required by St. Johns River Water Management District ("SJRWMD") and the City's LDC. Best Management Practices ("BMPs") shall be used during and after construction to minimize erosion and sedimentation and to properly manage runoff for both stormwater quantity and quality. BMPs shall be in accordance with the FDEP and Florida Department of Transportation ("FDOT") design standards and details.

(d) Stormwater piping, swales, and ditches shall be designed to convey a ten (10)-year, twenty-four (24)-hour storm event. Stormwater detention facilities shall be designed to meet water quality and attenuation requirements by SJRWMD and the City's LDC.

(e) Existing drainage conveyance along the northern property line, as indicated on the Conceptual Site Plan, shall be maintained through the use of drainage swales and/or storm drainage piping.

11.6 LANDSCAPING: All landscaping and irrigation shall comply with the LDC.

11.7 VIEW PROTECTION ZONES (VPZ): The Conceptual Site Plan provides for areas designated as View Protection Zones which shall protect a property owner's view of the Subject Property pursuant to Section 3.03.04(J) of the LDC. VPZs shall be designed and approved by the City prior to any site plan, Subdivision Master Plan or plat approval. Prior to the approval of any residential or institutional designation on Tracts 1, 2, 3, 8 or 9, the Owner shall utilize the following VPZ guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas:

- Views of the Subject Property from the rear yards of all existing platted lots located within any residentially zoned districts directly abutting the Subject Property shall be maintained. Peripheral (i.e. side) views from these lots may be impacted by new development and new development may be visible from existing development;
- Views of the Subject Property from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical; and
- A VPZ must be established in one of the following ways:

- 1) The VPZ must be included in a subdivision plat of the Subject Property and designated as a natural buffer area, with the responsibility for maintenance on the Owner, POA or other entity determined acceptable to the City; or
 - 2) The Owner must record a conservation easement over the VPZ area.
- All VPZ areas must be maintained in a natural state. Vegetation removal and mowing is prohibited, except to the extent these activities are undertaken to remove fire or safety hazards. Should removal activities be required due to a hazard, documentation of the hazard must be provided to the City prior to any vegetation removal and the applicable City approvals/permits granted.

11.8 LIGHTING: All lighting shall be designed to minimize light pollution to off-site properties and to comply with the LDC.

11.9 FIRE PROTECTION: Fire protection requirements for the Project will be met through a system of fire hydrants installed on the Subject Property by the Owner in accordance with City standards. The locations of fire hydrants shall be shown on all construction documents, site plans, or preliminary plats. The water requirements for the fire system will be served by the City's Utility Department. The Project shall comply with the City's fire protection requirements. The City will provide fire protection services to the Project in accordance with established local response agreements.

11.10 UTILITIES: The Owner shall be responsible for any and all costs associated with the extension of existing City utilities to the Subject Property that may be required to serve this Project. All internal utility lines for the Project shall be placed underground.

11.11 INTERCONNECTIVITY AND ACCESS: All units within the Subject Property shall be interconnected by roadways and sidewalks as called for by the City's Comprehensive Plan. Tract 1 shall provide two points of access onto Lakeview Boulevard.

11.12 RESOURCE PROTECTION:

(a) Except as depicted on the Conceptual Site Plan and in this Development Agreement, the Owner shall comply with the resource protection requirements of the LDC.

(b) Natural upland buffers may be required by Chapter 10 of the LDC.

11.13 WETLANDS: An Environmental Assessment for the Subject Property was performed. All wetlands identified on **Exhibit “B”** shall be conserved and shall not be impacted with exception to the wetlands located on the north side of Tract 1. Owner and City shall, in good faith, determine if it is feasible, reasonable, and necessary for the health, safety, and welfare of the public to impact the wetlands to the north of Tract 1 to expand the City’s stormwater capacity.

11.14 LOW IMPACT DEVELOPMENT PRACTICES: To further conservation practices identified in the LDC, the Project shall incorporate into the construction, operation, and maintenance of all facilities, conservation strategies to include but not be limited to:

(a) Water Conservation:

- i. Native, drought tolerant plant materials;
- ii. St. Johns River Water Management District Florida Water Star program for protection of water resources;
- iii. Turf grass – Irrigated area(s) shall not exceed 50% of landscape areas;
- iv. Separate irrigation zones shall be required for turf, non-turf areas; and
- v. Landscape areas shall not be irrigated using high-volume irrigation systems unless high pressure compensating spray heads are utilized.

All irrigation systems shall employ, at minimum, a rain shut-off device such as a soil moisture sensor or smart irrigation system capable of analyzing and ascertaining weather

conditions and time of year. These restrictions shall be clearly stated in the Project's Covenants, Conditions and Restrictions ("CC&Rs"), should they be created.

11.15 PROHIBITION OF DISCHARGES: The Owner shall comply with the City of Palm Coast Code of Ordinances, Article VI, Prohibition of Discharges, and all applicable Local, State, Federal, and City water quality laws, rules, regulations, and ordinances.

11.16 STORMWATER POLLUTION PREVENTION: A stormwater pollution prevention plan shall be attached to and incorporated into the construction and permit documents pursuant to the requirements of applicable Federal, State, and City regulations.

11.17 WILDLIFE PROTECTION: In the event that listed species have been determined to be residing on, or otherwise be significantly dependent on the Subject Property, the Owner shall obtain the necessary permits from the Florida Fish and Wildlife Conservation Commission and other applicable agencies. Activities associated with listed flora and fauna and shall comply with the LDC. Bear Smart Community principles shall be integrated into design and operations. The intent is to minimize human-animal conflicts from black bear and other species that may be drawn to area attractants.

11.18 SIGNAGE: The Owner may construct signage consistent with the LDC after receiving necessary permits.

11.19 MODEL HOMES: Up to five model homes on Tract 1 and up to three model homes on Tract 3 can be constructed, occupied, and operated under Section 4.19.02 of the LDC. Sales and leasing activities shall be limited to properties located within the Project. Construction and Certificates of Occupancies shall be issued consistent with the City and state rules, regulations, and codes.

11.20 POLLUTANTS: Prior to issuance of any development permit, the Owner shall ensure there are no environmental hazards affecting any development located on the

Subject Property and that the Subject Property is safe for human occupation. Upon application for a Site Plan or Subdivision Master Plan, the Owner shall provide the City with all studies or reports required by Federal and State agencies, including but not limited to the FDEP and the Army Corp of Engineers. No project identified on the Concept Plan may occur without strict compliance with this section.

11.21 SCHOOLS: Prior to the approval of any development plan of Tract 1, 3 or 8, the Owner shall coordinate with the Flagler County School District for the location and dedication of a bus stop if necessary.

SECTION 12. PHASING OF DEVELOPMENT.

(a) The Subject Property may be developed in multiple phases. Prior to the issuance of any permit for any phase of the Project (and prior to any construction of any improvement, building, or structure on the Subject Property), the Owner shall submit a Subdivision Master Plan or Site Plan for the relevant phase. Each tract of the Project will include infrastructure to support the proposed uses, including water and wastewater service, drainage, roads, vehicular, and pedestrian access facilities. All infrastructure necessary to support each phase that is constructed on the Subject Property shall be constructed concurrently with, or prior to construction of that phase of the Project, as approved by the City, and prior to the issuance of building permits for that phase. Adequate emergency vehicle access and turnarounds shall be provided at all times. No clearing of land may occur until Preliminary Plat or Site Plan approval is provided for that specific phase of development.

(b) Roadways shall be constructed concurrently with development of adjacent lots to insure that contiguous roadways are available at all times prior to the issuance of any building permits for that phase. To avoid unnecessary construction and repair costs, internal sidewalks may be constructed adjacent to each lot at the time the home is constructed and prior

to the Certificate of Occupancy, and each home's building permit shall be conditioned on this requirement.

(c) The Subdivision Process: Subdivision of the property shall comply with Chapter 177, Florida Statutes and the City's Unified Land Development Regulations. The Conceptual Site Plan depicts the general layout of the Project and the various Tracts which are, as of the date of this Agreement, under unified title. Subsequent transfer of title to any Tract or other portion of the Property may be transferred in its entirety without platting if in compliance with Chapter 177, Florida Statutes. No infrastructure improvements may be made until approved by the City and other governing agencies.

SECTION 13. LOT AND BUILDING STANDARDS.

13.1 LOT DIMENSIONAL STANDARDS: All development Standards shall comply with the City of Palm Coast's LDC and those standards provided in Section 4 of this Agreement. If there is a conflict between the two, the standards provided in Section 4 shall control.

13.2 ARCHITECTURE: Shall be consistent with the City's LDC.

SECTION 14. LIST OF OUTSTANDING PERMITS/APPROVALS AND PROPER SEQUENCING.

(a) The failure of the Development Agreement to address any specific City, County, State, or Federal permit, condition, term, or restriction shall not relieve the Owner of the requirement of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

(b) All required City, County, State, or Federal permits shall be obtained prior to commencement of construction. This Development Agreement is not Preliminary Plat or Site

Plan approval and the Owner remains responsible for complying with all provisions of the Land Development Code unless provided elsewhere in this Development Agreement.

SECTION 15. DEVELOPMENT FEES.

The Owner acknowledges and agrees that the City has enacted citywide impact fees and may in the future increase the amount of those fees. Except as provided for herein regarding park system impact fees, the Owner acknowledges that the Subject Property shall be subject to all fees in effect at the time of permitting.

SECTION 16. COMMON AREAS AND MAINTENANCE.

For all common areas, to ensure the long-term ownership, maintenance, and control of those areas, prior to the issuance of any building permit and before recording the final plat, the Owner shall maintain or establish a POA, in accordance with Florida law, comprised of the owners of lots or parcels with the development. The POA documentation shall be subject to the prior reasonable review of the City to ensure adequate provisions for the ongoing care and maintenance of the common areas. The documentation, whether contained in a deed restriction or otherwise, shall provide for the permanent maintenance of the Common Areas by the POA, minimum insurance requirements for the Association, adequate mechanisms to force financial participation by members of the POA, and restrictions on the ability to amend these requirements without the City's approval. The City shall not be required to accept ownership or maintenance of any of the Project's common elements including but not limited to landscaping and buffers.

SECTION 17. BREACH, ENFORCEMENT, ALTERNATIVE DISPUTE, AND CONFLICT RESOLUTION.

(a) In the event of a breach hereof by either party hereto, the other party hereto shall have all rights and remedies allowed by law, including the right to specific performance of the provisions hereof.

(b) In the event that a dispute arises under this Development Agreement, and the City and Owner are unable to resolve the issues, the parties shall attempt to resolve all disputes informally. In the event of a failure to informally resolve all disputes, the City and Owner agree to engage in mediation before a certified Circuit Court mediator selected by the parties. In the event that the parties fail to agree to a mediator, a certified mediator will be selected solely by the City. The parties shall equally pay all costs of mediation.

(c) In the event of conflict between the terms of this Development Agreement and the LDC, the provisions of this Development Agreement shall prevail.

SECTION 18. NOTICES.

(a) All notices required or permitted to be given under this Development Agreement must be in writing and must be delivered to the City or the Owner at its address set forth below (or such other address as may be hereafter be designated in writing by such party).

(b) Any such notice must be personally delivered or sent by certified mail, overnight courier, facsimile, or telecopy.

(c) Any such notice will be deemed effective when received (if sent by hand delivery, overnight courier, telecopy, or facsimile) or on that date which is three (3) days after such notice is deposited in the United States mail (if sent by certified mail).

(d) The parties' addresses for the delivery of all such notices are as follows:

As to the City: City Manager
 160 Lake Avenue
 Palm Coast, FL 32164

As to the Owner: Matanzas GC Palm Coast, LLC.

200 Ocean Crest Drive, Unit 111
Palm Coast, FL 32137

With copies to: Michael D. Chiumento III, Esq.
Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164

SECTION 19. SEVERABILITY.

The terms and provisions of this Development Agreement are not severable and in the event any portion of this Development Agreement shall be found to be invalid or illegal, then the entire Development Agreement shall be null and void.

SECTION 20. SUCCESSORS AND ASSIGNS.

(a) This Development Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the City and Owner and their respective successors-in-interest. The terms and conditions of this Development Agreement similarly shall be binding upon the Subject Property and shall run with the land and the title to the same.

(b) This Development Agreement touches and concerns the Subject Property.

(c) The Owner has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Agreement.

SECTION 21. GOVERNING LAW, VENUE, AND COMPLIANCE WITH LAW.

(a) This Development Agreement shall be governed by and construed in accordance with the laws of the State of Florida and the Code of Ordinances of the City of Palm Coast.

(b) Venue for any dispute shall be in the Seventh Judicial Circuit Court in and for Flagler County, Florida.

(c) The Owner shall fully comply with all applicable Local, State, and Federal environmental regulations and all other laws of similar type or nature.

(d) This Development Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating development generally applicable to the entire area of the City, such as requiring compliance with the City capital facilities plan, parks master plan (including parks and trail dedications), utility construction and connections, mandating utility capacities, requiring street development, or other such similar land development regulations and requirements.

(e) If State or Federal laws are enacted after execution of this Development Agreement which are applicable to and preclude the parties' compliance with this Development Agreement, this Development Agreement shall be modified or revoked as necessary to comply with the relevant law.

(f) This Development Agreement shall also not be construed to prohibit the City from adopting lawfully imposed impact fees applicable to the Owner and the development of the Conceptual Plan authorized hereunder.

SECTION 22. TERM / EFFECTIVE DATE.

(a) This Development Agreement shall be effective upon approval by the City Council and execution of this Development Agreement by all parties (the "Effective Date").

(b) This Development Agreement provides an initial timeframe of seven (7) years to commence development from the Effective Date.

(c) Should development not commence within the initial established timeframe, the term of this Development Agreement may be modified by action of the City Council, at City Council's discretion. Failure to obtain an extension shall cause the zoning of all lands encumbered to revert to the previous equivalent zoning designation.

SECTION 23. RECORDATION.

Upon approval by the City Council and execution of this Development Agreement by all parties, this Development Agreement and any and all amendments hereto shall be recorded by the City with the Clerk of the Circuit Court of Flagler County within fourteen (14) days after its execution by the City, and the Development Agreement shall run with the land. The Owner shall pay the costs to record this Development Agreement.

SECTION 24. THIRD PARTY RIGHTS.

This Development Agreement is not a third-party beneficiary contract, and shall not in any way whatsoever create any rights on behalf of any third party.

SECTION 25. SPECIFIC PERFORMANCE / TIME IS OF THE ESSENCE.

(a) Strict compliance shall be required with each and every provision of this Development Agreement. The parties agree that each has the remedy of specific performance of these obligations.

(b) Time is of the essence to this Development Agreement and every right or responsibility required herein shall be performed within the times specified.

SECTION 26. ATTORNEYS' FEES.

In the event of any action to enforce the terms of this Development Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, paralegals' fees, and all costs incurred, whether the same be incurred in a pre-litigation negotiation, litigation at the trial, or appellate level.

SECTION 27. FORCE MAJEURE.

The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specific time period ("Time Period") constitutes a default

under terms of this Development Agreement, and if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party, including, but not limited to: acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, terrorism, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions ("Uncontrollable Event"); then notwithstanding any provision of this Development Agreement to the contrary, that failure shall not constitute a default under this Development Agreement and any Time Period prescribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Uncontrollable Event.

SECTION 28. INDEMNIFICATION.

The Owner shall indemnify for and save the City harmless from and against any and all liability, claims for damages and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of in any way connected with the Owner's development of the Subject Property as provided in this Development Agreement. This agreement by the Owner to indemnify and hold the City harmless shall include, but not be limited to: all charges, expenses, and costs, including reasonable attorneys' fees, both at trial and on appeal, incurred by the City on account of or by reason of such injuries, damages, liability, claims, suits, or losses and all damages arising therefrom.

SECTION 29. ENFORCEMENT; CITY'S RIGHT TO TERMINATE DEVELOPMENT AGREEMENT.

(a) This Development Agreement shall continue to be enforceable, unless lawfully terminated, notwithstanding any subsequent changes in any applicable law.

(b) The failure by the Owner to perform each and every one of its obligations hereunder shall constitute a default, entitling the City to pursue whatever remedies are available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief, or alternatively, the termination of this Development Agreement. Prior to the City filing any action or terminating this Development Agreement as a result of a default under this Development Agreement, the City shall first provide the Owner written notice of said default. Upon receipt of said notice, the Owner shall be provided a thirty (30) day period in which to cure the default to the reasonable satisfaction of the City prior to the City filing an action or terminating this Development Agreement. If thirty (30) days is not considered by the parties to be a reasonable period in which to cure the default, the cure period shall be extended to such cure period acceptable to the City, but in no case shall that cure period exceed ninety (90) days from initial notification of default. Upon termination of the Development Agreement, the Owner shall immediately be divested of all rights and privileges granted hereunder.

SECTION 30. CAPTIONS.

Sections and other captions contained in this Development Agreement are for reference purposes only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Development Agreement, or any provision hereof.

SECTION 31. EXHIBITS.

Each exhibit referred to and attached to this Development Agreement is an essential part of this Development Agreement. The exhibits and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Development Agreement.

SECTION 32. INTERPRETATION.

(a) The Owner and the City agree that all words, terms, and conditions contained herein are to be read in concert, each with the other, and that a provision contained under one (1) heading may be considered to be equally applicable under another in the interpretation of this Development Agreement.

(b) This Development Agreement shall not be construed more strictly against either party on the basis of being the drafter thereof, and both parties have contributed to the drafting of this Development Agreement.

SECTION 34. FURTHER ASSURANCES.

Each party agrees to sign any other and further instruments and documents consistent herewith as may be necessary and proper to give complete effect to the terms of this Development Agreement.

SECTION 35. COUNTERPARTS.

This Development Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one (1) and the same document.

SECTION 36. MODIFICATIONS, AMENDMENTS AND NON-WAIVER.

(a) Unless provided for elsewhere in this Development Agreement, (1) Amendments to and waivers of the provisions herein shall be made by the parties only in writing by formal amendment, and (2) This Development Agreement shall not be modified or amended except by written agreement executed by all parties hereto and upon approval of the City Council of the City of Palm Coast.

(b) Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

SECTION 37. ENTIRE AGREEMENT AND EFFECT ON PRIOR AGREEMENTS.

This Development Agreement constitutes the entire agreement between the parties and supersedes all previous oral discussions, understandings, and agreements of any kind and nature, as between the parties relating to the subject matter of this Development Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the dates set forth below.

CITY OF PALM COAST, FLORIDA

Milissa Holland, Mayor

ATTEST:

Virginia A. Smith, City Clerk

APPROVED AS TO FORM AND LEGALITY:

William E. Reischmann, Jr., Esq.
City Attorney

STATE OF FLORIDA)
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by **Milissa Holland**, Mayor of the **City of Palm Coast, Florida**, who is ☐ personally known to me or ☐ has produced _____ as identification.

Signature

(Seal)

Printed Name

Title or Rank

Serial Number / Commission Number

WITNESSES:

“OWNER”

Matanzas GC Palm Coast, LLC., a Florida
limited liability company

(print)

By: _____

Alexander Ustilovsky, Manager

(print)

STATE OF FLORIDA)
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by **Alexander Ustilovsky**, Manager, of **Matanzas GC Palm Coast, LLC** a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

Signature

(Seal)

Printed Name

Title or Rank

Serial Number / Commission Number

EXHIBIT "A"**MATANZAS WOODS GOLF COURSE:**

Reserved Parcel "A", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the northeast corner of Block 165 of said Plat of Lakeview; thence North 89°30'56" East 21.68 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 349.56 feet, a radius of 800.00 feet, a central angle of 25°02'07" and a chord bearing South 26°22'21" East, 346.78 feet to a point of tangency; thence South 38°53'25" East 2087.61 feet to a point of curvature; thence southerly along a curve to the right having an arc length of 266.63 feet, a radius of 1120.00 feet, a central angle of 13°38'23" and a chord bearing South 32°04'13" East, 265.99 feet to a point of tangency; thence South 25°15'02" East 772.55 feet to a point of cusp; thence northwesterly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing North 66°04'26" West 196.12 feet to a point; thence South 16°53'50" East 110.00 feet to a point on a curve; thence westerly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing South 64°44'57" West 11.62 feet to a point; thence North 33°36'15" West 110.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing South 15°34'21" West 196.12 feet to a point of tangency; thence South 25°15'02" East 100.25 feet to a point on a curve; thence southwesterly along a curve to the left having an arc length of 217.30 feet, a radius of 280.98 feet, a central angle of 44°18'38" and a chord bearing South 42°35'39" West 211.92 feet to a point of tangency; thence South 08°35'49" West 179.39 feet; thence North 81°24'11" West 913.66 feet; thence South 08°35'49" West 125.00 feet; thence North 81°24'11" West 40.00 feet; thence North 08°35'49" East 125.00 feet; thence North 81°24'11" West 125.00 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 180.00 feet, a radius of 225.00 feet, a central angle of 45°50'12" and a chord bearing South 75°40'43" West, 175.24 feet to a point; thence South 37°14'23" East, 125.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 77.08 feet, a radius of 100.00 feet, a central angle of 44°09'48" and a chord bearing South 30°40'43" West 75.19 feet to a point of tangency; thence South 08°35'49" West, 237.34 feet; thence North 81°24'11" West 87.50 feet; thence North 51°24'11" West 130.00 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing South 87°46'25" West, 196.12 feet to a point; thence South 43°02'58" East 110.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'26" and a chord bearing South 38°35'49" West 11.62 feet to a point; thence North 59°45'24" West 110.00 feet; thence South 38°35'49" West 128.21 feet; thence North 51°24'11" West 1018.03 feet; thence North 38°35'49" East 380.00 feet; thence South 51°24'11" East 500.00 feet to a point of curvature; thence easterly along a curve to the left having an arc length of 353.43 feet, a radius of 225.00, a central angle of 90°00'00" and a chord bearing North 83°35'49" East, 318.20 feet to a point; thence North 51°24'11" West 125.00 feet; thence North 38°35'49" East 230.92 feet; thence South 51°24'11" East 100.00 feet; thence South 81°24'11" East 993.30 feet to a point of curvature; thence northeasterly along a curve to the left having an arc length of 431.48 feet, a radius of 225.00 feet, a central angle of 109°52'35"

and a chord bearing North 43°39'32" East, 368.34 feet to a point of tangency; thence North 11°16'46" West 478.51 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 245.29 feet, a radius of 225.00 feet, a central angle of 62°27'41" and a chord bearing North 42°30'36" West, 233.32 feet to a point; thence North 08°35'49" East 77.01 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing North 36°24'11" West 318.20 feet to a point; thence westerly along a curve to the left having an arc length of 446.47 feet, a radius of 150.00 feet, a central angle of 170°32'16" and a chord bearing North 76°40'19" West 298.98 feet to a point of tangency; thence South 08°35'49" West 149.66 feet; thence North 81°24'11" West 50.00 feet; thence North 08°35'49" East 125.00 feet; thence North 78°43'26" West 153.29 feet; thence North 09°33'43" West 148.11 feet; thence South 69°50'14" East 67.79 feet to a point of curvature; thence easterly along a curve to the left having an arc length of 146.25 feet, a radius of 150.00 feet, a central angle of 55°51'48" and a chord bearing North 87°23'42" East, 140.53 feet to a point; thence North 30°32'12" West 110.00 feet to a point on a curve; thence northeasterly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing North 51°06'35" East 11.62 feet to a point; thence South 47°14'37" East 110.00 feet to a point on a curve; thence northerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'48" and a chord bearing North 01°55'59" East 196.12 feet to a point of tangency; thence North 38°53'25" West 326.21 feet; thence North 80°07'23" West 122.65 feet; thence North 09°33'42" West 80.00 feet to a point of curvature; thence northerly along a curve to the left having an arc length of 166.36 feet, a radius of 325.00 feet, a central angle of 29°19'42" and a chord bearing North 24°13'34" West, 164.55 feet to a point of tangency; thence North 38°53'25" West 200.00 feet; thence South 51°06'35" West 125.00 feet; thence North 38°53'25" West 20.00 feet; thence North 51°06'35" East 125.00 feet; thence North 38°53'25" West 178.81 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 292.66 feet, a radius of 325.00 feet, a central angle of 51°35'39" and a chord bearing North 64°41'14" West, 282.87 feet to a point of tangency; thence South 89°30'56" West 678.94 feet to a point of curvature; thence southwesterly along a curve to the left having an arc length of 389.08 feet, a radius of 225.00 feet, a central angle of 99°04'39" and a chord bearing South 39°58'37" West, 342.38 feet to a point of cusp; thence North 09°33'43" West 137.22 feet; thence North 00°29'04" West 425.00 feet; thence North 89°30'56" East 1200.00 feet; thence North 00°29'04" West 125.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Reserved Parcel "C", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the northwest corner of said Reserved Parcel "C"; thence North 89°26'28" East 630.08 feet; thence South 38°43'02" West 202.91 feet; thence South 51°40'07" East 125.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 250.77 feet, a radius of 300.00 feet; a central angle of 47°53'36" and a chord bearing South 14°23'05" West 243.53 feet to a point of tangency; thence South 09°33'43" East 403.87 feet; thence South 80°26'17" West 125.00 feet; thence South 09°33'43" East 520.00 feet; thence North 80°26'17" East 125.00 feet; thence South 09°33'43" East 40.00 feet; thence South 80°26'17" West 125.00 feet; thence South 09°33'43" East 980.61 feet to a

point of curvature; thence southerly along a curve to the left having an arc length of 441.04 feet, a radius of 725.00 feet, a central angle of 34°51'17" and a chord bearing South 26°59'21" East, 434.27 feet to a point; thence North 45°35'00" East 55.00 feet; thence South 44°25'00" East 67.22 feet; thence North 39°51'14" East 73.36 feet to a point on a curve; thence southeasterly along a curve to the left having an arc length of 13.16 feet, a radius of 600.00 feet; a central angle of 01°15'25" and a chord bearing South 50°46'29" East 13.16 feet to a point of tangency; thence South 51°24'11" East 170.76 feet; thence South 54°59'31" West 770.58 feet; thence North 35°00'29" West 649.53 feet to a point on the east right of way line of U.S. Highway No.1; thence northerly along said right of way line of the following six courses; run North 09°59'31" East 128.08 feet; thence South 89°43'01" West 5.08 feet; thence North 09°59'31" East 253.32 feet to a point of curvature; thence northerly along a curve to the left having an arc length of 655.06 feet, a radius of 2030.05 feet, a central angle of 18°29'18" and a chord bearing North 00°44'52" East, 652.23 feet to a point of tangency; thence North 08°29'47" West 179.58 feet; thence South 81°30'12" West 20.00 feet; thence North 08°29'47" West 1583.88 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Reserved Parcel "D" Lake View - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most northerly corner of said Reserved Parcel "D"; thence South 38°53'28" East 93.32 feet; thence North 89°30'56" East 936.80 feet; thence South 00°29'04" East 432.94 feet; thence South 09°33'42" East 57.28 feet to a cusp point; thence northwesterly along a curve to the left having an arc length of 317.78 feet, a radius of 225.00 feet; a central angle of 80°55'21" and a chord bearing North 50°01'23" West 292.02 feet to a point of tangency; thence South 89°30'56" West 846.10 feet; thence North 09°33'43" West 149.00 feet to a point of curvature; thence northerly along a curve to the right having an arc length of 254.23 feet, a radius of 240.00 feet, a central angle of 60°41'38" and a chord bearing North 20°47'06" East, 242.51 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

A parcel of land being a portion of Reserved Parcel "E", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most southerly corner at said Reserved Parcel "E"; thence North 64°44'58" East 526.36 feet; thence North 25°15'02" West 335.20 feet; thence South 64°44'58" West 125.00 feet; thence North 25°15'02" West 620.00 feet to a point of curvature; thence northwesterly along a curve to the right having an arc length of 60.46 feet, a radius of 425.00 feet, a central angle of 08°09'02" and a chord bearing North 21°10'31" West, 60.41 feet to the southeasterly corner of a parcel described in Official Records Book [492, pages 936-939](#); thence northerly along the boundary of said parcel described in Official Records Book [492, pages 936-939](#) for the following five courses; thence South 72°54'00" West 10.00 feet; thence North 53°38'13" West 20.65 feet; thence South 05°01'26" West 11.50 feet; thence North 10°42'21" West 31.82 feet; thence North 01°05'36" East 53.63 feet; thence North 85°41'45" East 24.67 feet to the boundary of above said Reserved Parcel "2", being a point on a curve; thence northerly along a curve to the right having an arc length of 28.33 feet, a radius

of 425.00 feet; a central angle of $03^{\circ}49'11''$ and a chord bearing North $02^{\circ}23'39''$ West 28.33 feet to a point of tangency; thence North $00^{\circ}29'04''$ West 1536.30 feet to a point of curvature; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of $81^{\circ}38'47''$ and a chord bearing North $40^{\circ}20'20''$ East, 196.12 feet to a point; thence South $08^{\circ}50'16''$ East 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of $16^{\circ}42'25''$ and a chord bearing North $89^{\circ}30'57''$ East 11.62 feet to a point; thence North $07^{\circ}52'09''$ East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of $81^{\circ}38'47''$ and a chord bearing South $41^{\circ}18'27''$ East 196.12 feet to a point; thence South $85^{\circ}19'06''$ East 128.73 feet; thence South $08^{\circ}50'16''$ East 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet a central angle of $16^{\circ}42'25''$ and a chord bearing North $89^{\circ}30'57''$ East 11.62 feet to a point; thence North $07^{\circ}52'09''$ East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of $81^{\circ}38'47''$ and a chord bearing South $41^{\circ}18'27''$ East 196.12 feet to a point of tangency; thence South $00^{\circ}29'04''$ East 202.47 feet to a point of cusp; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of $81^{\circ}38'47''$ and a chord bearing North $40^{\circ}20'20''$ East, 196.12 feet to a point; thence South $08^{\circ}50'16''$ East 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet a central angle of $16^{\circ}42'25''$ and a chord bearing North $89^{\circ}30'57''$ East 11.62 feet to a point; thence North $07^{\circ}52'09''$ East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of $81^{\circ}38'47''$ and a chord bearing South $41^{\circ}18'27''$ East 196.12 feet to a point of cusp; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of $81^{\circ}38'47''$ and a chord bearing North $40^{\circ}20'20''$ East 196.12 feet to a point; thence South $08^{\circ}50'16''$ East 110.00 feet to a point; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of $16^{\circ}42'25''$ and a chord bearing North $89^{\circ}30'57''$ East 11.62 feet to a point; thence North $07^{\circ}52'09''$ East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of $81^{\circ}38'47''$ and a chord bearing South $41^{\circ}18'27''$ East 196.12 feet to a point of tangency; thence South $00^{\circ}29'04''$ East 1003.67 feet; thence South $25^{\circ}15'02''$ East 260.04 feet to a point of curvature; thence southerly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of $90^{\circ}00'00''$ and a chord bearing South $19^{\circ}44'58''$ West, 318.20 feet to a point of tangency; thence South $64^{\circ}44'58''$ West 800.00 feet; thence South $25^{\circ}15'02''$ East 300.00 feet; thence North $64^{\circ}44'58''$ East 910.00 feet to a point of curvature; thence easterly along a curve to the right having an arc length of 309.71 feet, a radius of 425.00 feet, a central angle of $41^{\circ}45'11''$ and a chord bearing North $85^{\circ}37'33''$ East, 302.90 feet to a point; thence South $16^{\circ}30'09''$ West 125.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 34.00 feet, a radius of 300.00 feet, a central angle of $06^{\circ}29'36''$ and a chord bearing South $70^{\circ}15'03''$ East 33.98 feet to a point; thence North $22^{\circ}59'45''$ East 125.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 309.71 feet, a radius of 425.00 feet, a central angle of $41^{\circ}45'13''$ and a chord bearing South $46^{\circ}07'39''$ East 302.91 feet to a point of cusp; thence North $25^{\circ}15'02''$ West 822.28 feet to a point of curvature; thence northeasterly along a curve to the right having an arc length of 561.16 feet, a radius of 275.00 feet, a central angle of $116^{\circ}54'59''$ and a chord bearing North $33^{\circ}12'28''$ East, 468.74 feet to a point of tangency;

thence South 88°20'03" East 756.56 feet; thence South 07°23'44" West 126.38 feet to a point of on a curve; thence easterly along a curve to the right having an arc length of 150.15 feet, a radius of 150.00 feet, a central angle of 57°21'14" and a chord bearing South 53°55'39" East 143.96 feet to a point of tangency; thence South 25°15'02" East 40.00 feet; thence North 64°44'58" East 125.00 feet to the easterly line of Belle Terre Waterway; thence North 25°15'02" West along said easterly line of Belle Terre Waterway for a distance of 862.29 feet to a point of curvature; thence depart said boundary line of said Reserved Parcel "2" and run westerly along the southerly line of Jefferson Davis Waterway for the following four courses: run westerly along a curve to the left having an arc length of 921.97 feet, a radius of 825.00 feet, a central angle of 64°01'49" and a chord bearing North 57°15'57" West, 874.74 feet to a point of tangency; thence North 89°16'51" West 858.76 feet to a point of curvature; thence westerly along a curve to the right having an arc length of 411.10 feet, a radius of 675.00 feet, a central angle of 34°53'44" and a chord bearing North 71°49'59" West, 404.78 feet to a point of tangency; thence North 54°23'07" West 585.58 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 177.30 feet, a radius of 825.00 feet, a central angle of 12°18'47" and a chord bearing North 60°32'31" West, 176.96 feet to a point on the westerly boundary of said Reserved Parcel "2"; thence southerly and westerly along said westerly boundary of said Reserved Parcel "E" for the following seven courses: South 29°30'56" West 419.65 feet; thence South 14°30'56" West 66.19 feet; thence South 00°29'04" East 810.00 feet to a point of curvature; thence southeasterly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing South 44°30'56" West, 318.20 feet to a point of tangency; thence South 89°30'56" West 659.20 feet to a point on a curve; thence southeasterly along a curve to the left having an arc length of 331.52 feet, a radius of 720.00 feet, a central angle of 26°22'53" and a chord bearing South 25°41'59" East 328.59 feet to a point of tangency; thence South 38°53'25" East 1801.29 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Part of Government Sections 21 and 22, Township 10 South, Range 30 East, Flagler County, Florida being that part of PARCEL NO. 2 of the property described in Official Records Book [142, pages 278-279](#), lying south of Jefferson Davis Waterway and being more particularly described as follows:

From a POINT OF REFERENCE being a point on the easterly boundary line of the above described PARCEL NO. 2, said point being the northwest corner of Reserved Parcel "2" as shown on the recorded plat of Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida; thence South 29°30'56" West along the easterly boundary of said PARCEL NO. 2 being also along the westerly boundary of said Reserved Parcel "E" for a distance of 390.35 feet to the POINT OF BEGINNING; thence continue along the easterly and southerly boundary of said PARCEL NO. 2 being also along the westerly and northerly boundary of said Reserved Parcel "E" for the following seven courses: run South 29°30'56" West 419.65 feet; thence South 14°30'56" West 66.19 feet; thence South 00°29'04" East 810.00 feet to a point of curvature; thence southwesterly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing South 44°30'56" West, 318.20 feet to a point of tangency; thence South 89°30'56" West 659.20 feet to a point on a curve; thence northerly along a curve to the right having an arc length of 151.10 feet, a radius of 720.00 feet, a central angle of 12°01'28" and a chord bearing North 06°29'48" West 150.83

feet to a point; thence South 89°30'56" West 1280.00 feet to the northwest corner of Block 164 of said plat of Lakeview; thence North 12°53'48" East along the southerly line of said Jefferson Waterway for a distance of 297.66 feet to a point on a curve; thence northeasterly along a curve to the right having an arc length of 913.19 feet, a radius of 825.00 feet, a central angle of 63°25'15" and a chord bearing North 39°41'03" East 867.28 feet to a point of tangency; thence North 71°23'41" East 1251.37 feet to a point of curvature; thence easterly along a curve to the right having an arc length of 603.42 feet, a radius of 825.00 feet; a central angle of 41°54'25" and a chord bearing South 87°39'07" East, 590.05 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

All of that land vacated in the Subdivision Plat Of Lakeview - Section 37 Palm Coast Map Book 13 Pages 1 through 29, per Resolution 95-56 as recorded in Official Records Book 538 at Pages 1611 through 1613, Public Records of Flagler County, Florida, being described as follows:

BEGINNING at the southwesterly corner of Lot 22, Block 143 of the aforesaid Lakeview - Section 37; thence North 80°26'17" East a distance of 49.47 feet to a point of curvature of a curve to the right; thence northeasterly along said curve having a radius of 300.00 feet, a central angle of 14°34'59" an arc of 76.36 feet and a chord bearing North 87°43'47" East, 76.15 feet to a point on a non-tangent line; thence North 09°33'43" West, a distance of 1273.40 feet; thence North 80°26'17" East a distance of 124.48 feet; thence South 47°01'13" East a distance of 97.49 feet to a point on a non-tangent curve; thence northeasterly along a curve to the right having a radius of 150.00 feet; a central angle of 08°07'48", an arc length of 21.28 feet and a chord bearing North 47°02'41" East, 21.27 feet to a point of tangency; thence North 51°06'35" East a distance of 100.00 feet; thence South 38°53'25" East a distance of 50.00 feet; thence South 51°06'35" West a distance of 100.00 feet to a point of curvature; thence southwesterly along a curve to the left having a radius of 100.00 feet, central angle of 05°43'46, an arc length of 10.00 feet and a chord bearing South 48°14'42" West, 10.00 feet to a point on a non-tangent line; thence South 50°07'21" East a distance of 153.93 feet; thence South 51°06'35" West a distance of 20.25 feet; thence South 09°33'43" East a distance of 936.00 feet; thence South 35°36'55" East a distance of 82.42 feet; thence South 81°24'11" East a distance of 240.00 feet; thence South 08°35'49" West a distance of 125.00 feet; thence South 81°24'11" East a distance of 27.55 feet to a point on a non-tangent curve; thence southwesterly along curve to the left having a radius of 40.00 feet, a central angle of 77°21'52", an arc of 54.01 feet and a chord bearing South 08°35'49" West 50.00 feet to a point on a non-tangent line; thence North 81°24'11" West a distance of 4.59 feet; thence South 08°35'49" West a distance of 125.00 feet; thence North 81°24'11" West a distance of 480.00 feet; thence South 84°38'20" West a distance of 69.97 feet; thence North 03°00'11" West a distance of 144.02 feet to a point on a non-tangent curve; thence southwesterly along a curve to the left having a radius of 250.00 feet, a central angle of 13°34'27", an arc of 59.23 feet and a chord bearing South 87°13'31" West, 59.09 feet to a point of tangency; thence South 80°26'17" West a distance of 51.03 feet to a point on a non-tangent curve; thence northwesterly along a curve to the left having a radius of 200.00 feet, a central angle of 07°10'51" an arc of 25.07 feet and a chord bearing North 05°58'17" West 25.05 feet to a point of tangency; thence North 09°33'43" West a distance of 25.00 feet to the POINT OF Beginning, the above described parcel of land is situated in Section 22, Township 10 South, Range 30 East, Flagler County, Florida.

ALSO INCLUDING:

Part of Reserved Parcel "R-1", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most easterly corner of said Reserved Parcel "R-1"; thence South $38^{\circ}35'49''$ West along the southeasterly line of said Reserved Parcel "R-1" for a distance of 767.47 feet; thence North $51^{\circ}24'11''$ West 1300.81 feet to the most westerly corner of said Reserved Parcel "R-1"; thence North $54^{\circ}59'31''$ East, 148.96 feet; thence South $59^{\circ}22'19''$ East 485.17 feet; thence South $73^{\circ}43'22''$ East 217.49 feet; thence North $77^{\circ}17'42''$ East 363.21 feet; thence North $38^{\circ}35'49''$ East 191.24 feet; thence South $51^{\circ}24'11''$ East 350.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

A parcel of land being a portion of Reserved Parcel "E" according to the Subdivision Plat Lakeview Section 37, Palm Coast, recorded in Map Book 13, Pages 1 Through 29, of the Public Records of Flagler County, Florida, being more particularly described as follows:

A POINT OF REFERENCE being the northeast corner of Lot 1, Block 75; thence North $25^{\circ}15'02''$ West along the west line of Belle Terre Waterway a distance of 862.29 feet to THE POINT OF BEGINNING; thence departing Belle Terre Waterway (as platted) 921.97 feet along the arc of a curve to the left (concave southerly) have a central angle of $64^{\circ}01'49''$, a radius of 825.00 feet, a chord bearing of North $57^{\circ}15'57''$ West and a chord distance of 874.74 feet to a point of tangency, thence North $89^{\circ}16'51''$ West a distance of 858.76 feet to a point of curvature; thence 411.10 feet along the arc of a curve to the right (concave northerly) having a central angle of $34^{\circ}53'44''$, a radius of 675.00 feet, a chord Bearing of North $71^{\circ}49'59''$ West and a chord distance of 404.78 feet to the end of said curve being a point on the boundary of Jefferson Davis Waterway as recorded in Official Records Book [549, Pages 966](#) through 990, of the Public Records of Flagler County, Florida; thence North $35^{\circ}36'53''$ East along said waterway a distance of 30.00 feet to a point on a non-tangent curve; thence easterly 392.83 feet along the arc of a curve to the left (concave northerly) having a central angle of $34^{\circ}53'44''$, a radius of 645.00 feet, a chord bearing of South $71^{\circ}49'59''$ East and a chord distance of 386.79 feet to a point of tangency; thence South $89^{\circ}16'51''$ East a distance of 858.76 feet to a point of curvature; thence 955.50 feet along the arc of a curve to the right concave southwesterly having a central angle of $64^{\circ}01'49''$, a radius of 855.00 feet, a chord bearing of South $57^{\circ}15'57''$ East and a chord distance of 906.54 feet to the end of said curve; thence South $64^{\circ}44'58''$ West a distance of 30.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

A PARCEL OF LAND LYING EAST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), BEING A PORTION OF LONDON WATERWAY, LAKEVIEW SECTION 37, AS RECORDED IN MAP BOOK 13, PAGE 26, LOCATED IN GOVERNMENT SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ASHWOOD WATERWAY (A 300 FOOT RIGHT-OF-WAY) PER SAID LAKEVIEW SECTION 37, WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1, (STATE ROAD 5, A 175 FOOT RIGHT-OF-WAY AT

THIS POINT); THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 35°00'29" EAST ALONG SAID NORTHEASTERLY LINE OF ASHWOOD WATERWAY FOR A DISTANCE OF 649.53 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LONDON WATERWAY, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID ASHWOOD WATERWAY LINE NORTH 54°59'31" EAST ALONG THE NORTHWESTERLY LINE OF SAID LONDON WATERWAY FOR A DISTANCE OF 770.58 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LONDON DRIVE, (A 60 FOOT RIGHT-OF-WAY), PER SAID LAKEVIEW-SECTION 37; THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID LONDON WATERWAY SOUTH 51°24'11" EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 104.24 FEET TO THE SOUTHERLY LINE OF SAID LONDON WATERWAY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 54°59'31" WEST ALONG SAID SOUTHERLY LINE OF LONDON WATERWAY FOR A DISTANCE OF 800.00 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY LINE OF ASHWOOD WATERWAY; THENCE NORTH 35°00'29" WEST ALONG SAID ASHWOOD WATERWAY LINE FOR A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

EXHIBIT “B”

Staff’s Recommendation 9-24-2020

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN



EXHIBIT "B-1"

Staff's Recommendation 9-24-2020

TRACT 1

LAKEVIEW ESTATES TRACT PLAN

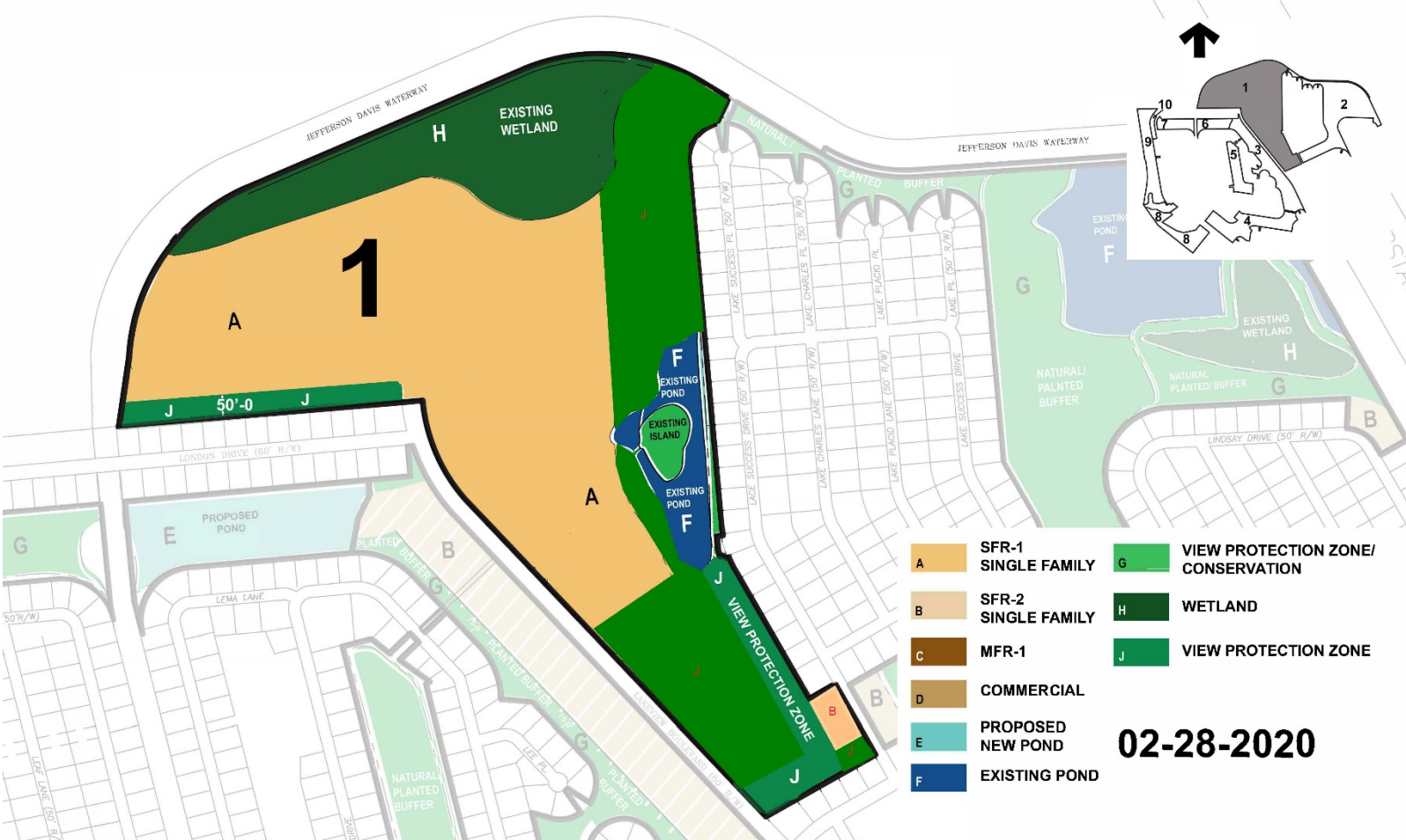


EXHIBIT “B-3”

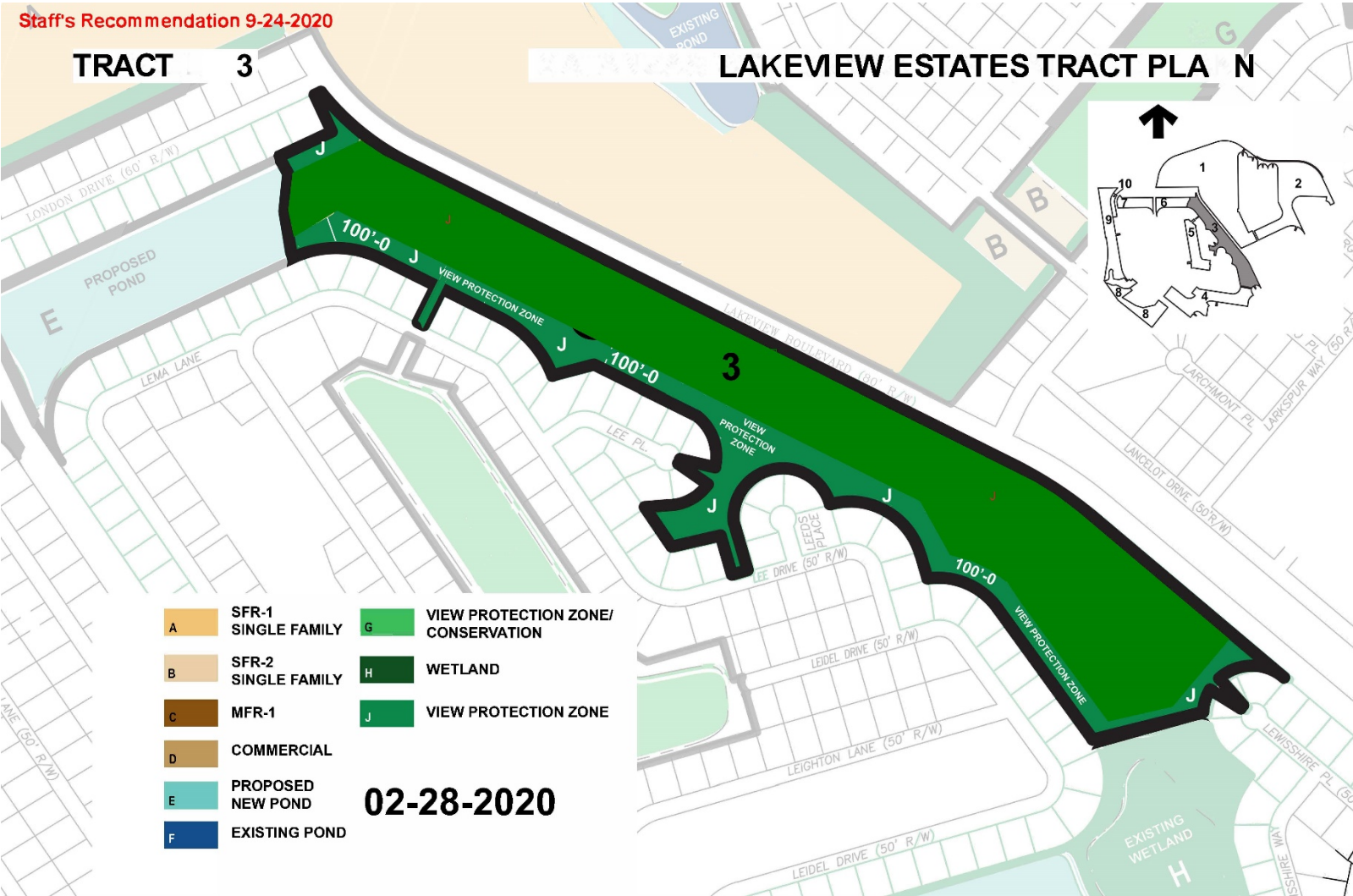


EXHIBIT "B-6"

Staff's Recommendation 9-4-2020

TRACTS 6 & 7

LAKEVIEW ESTATES TRACT PLAN

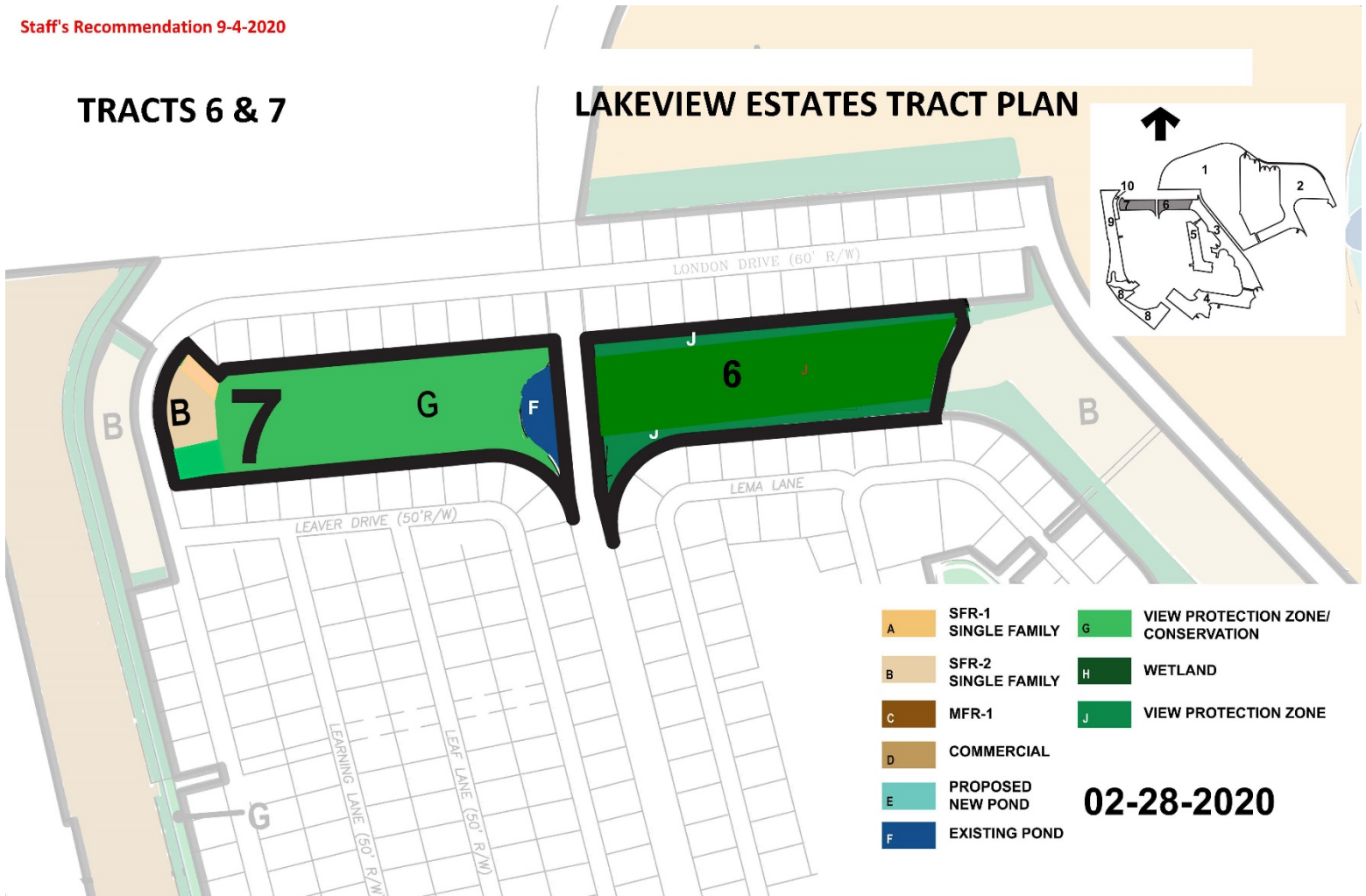
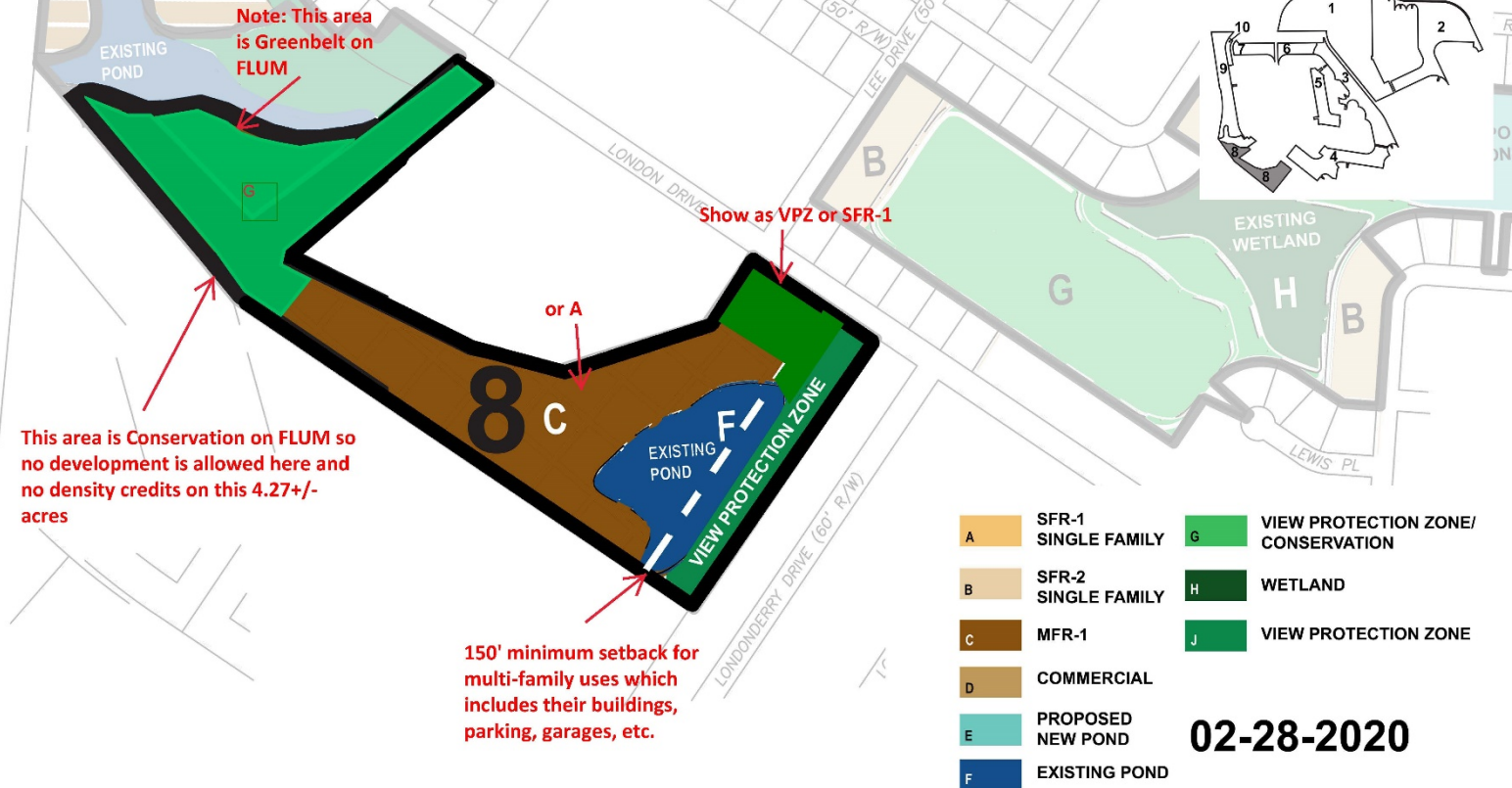


EXHIBIT "B-7"

Staff's Recommendation 9-24-2020

TRACT 8

LAKEVIEW ESTATES TRACT PLAN



APPLICANT'S PROPOSED EXHIBIT PACKAGE

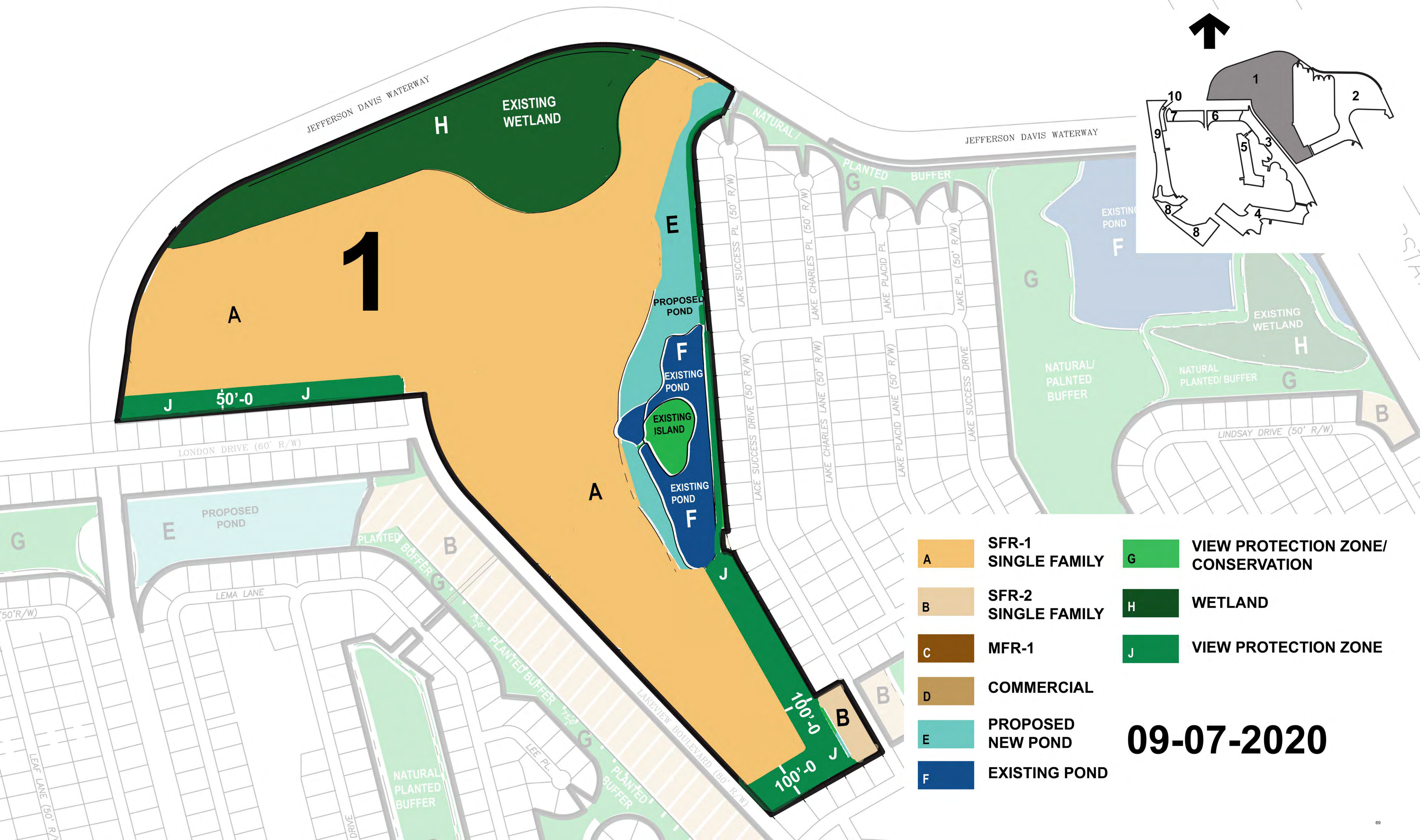
September 7, 2020

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN



PARCEL 1

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

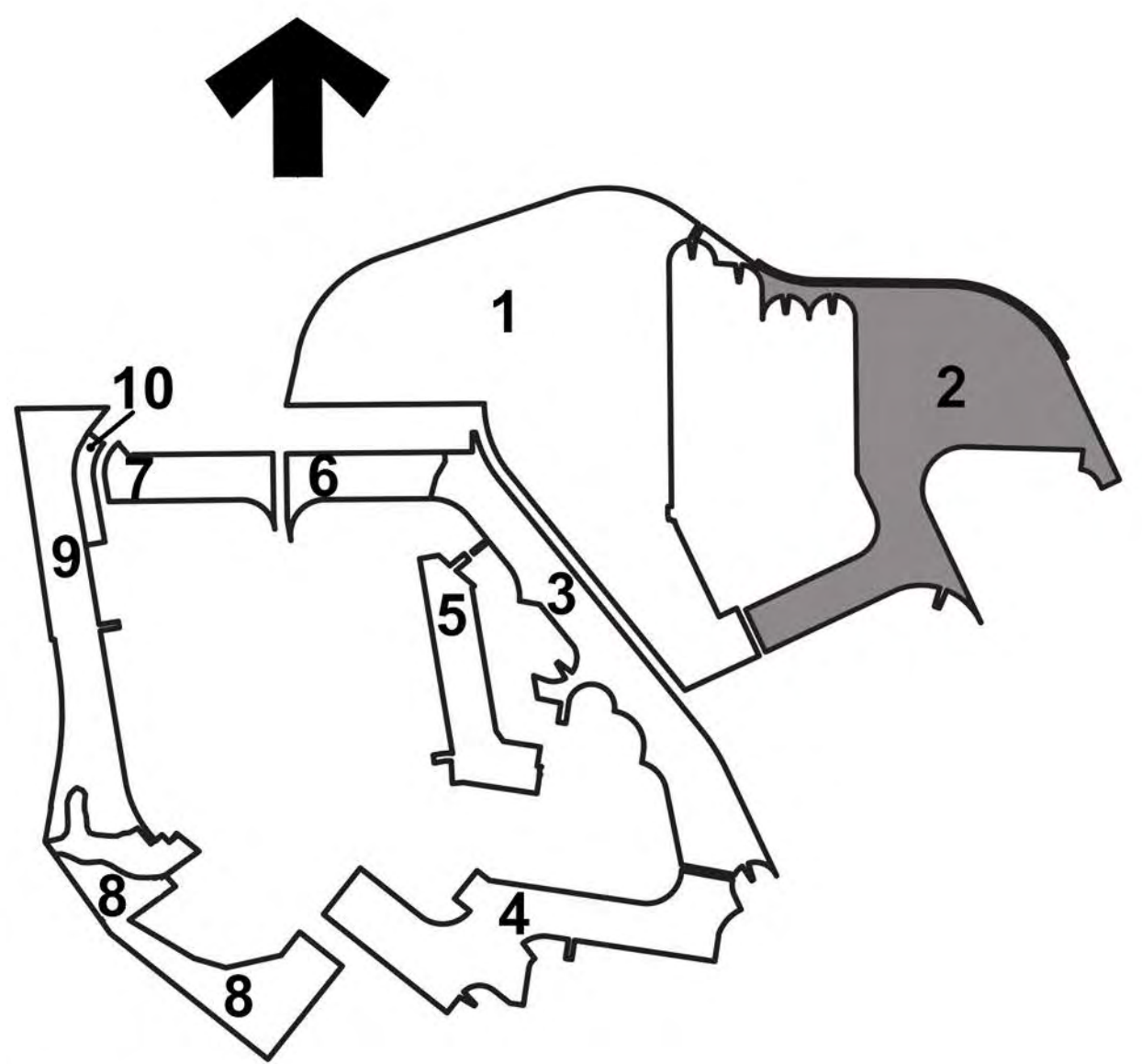
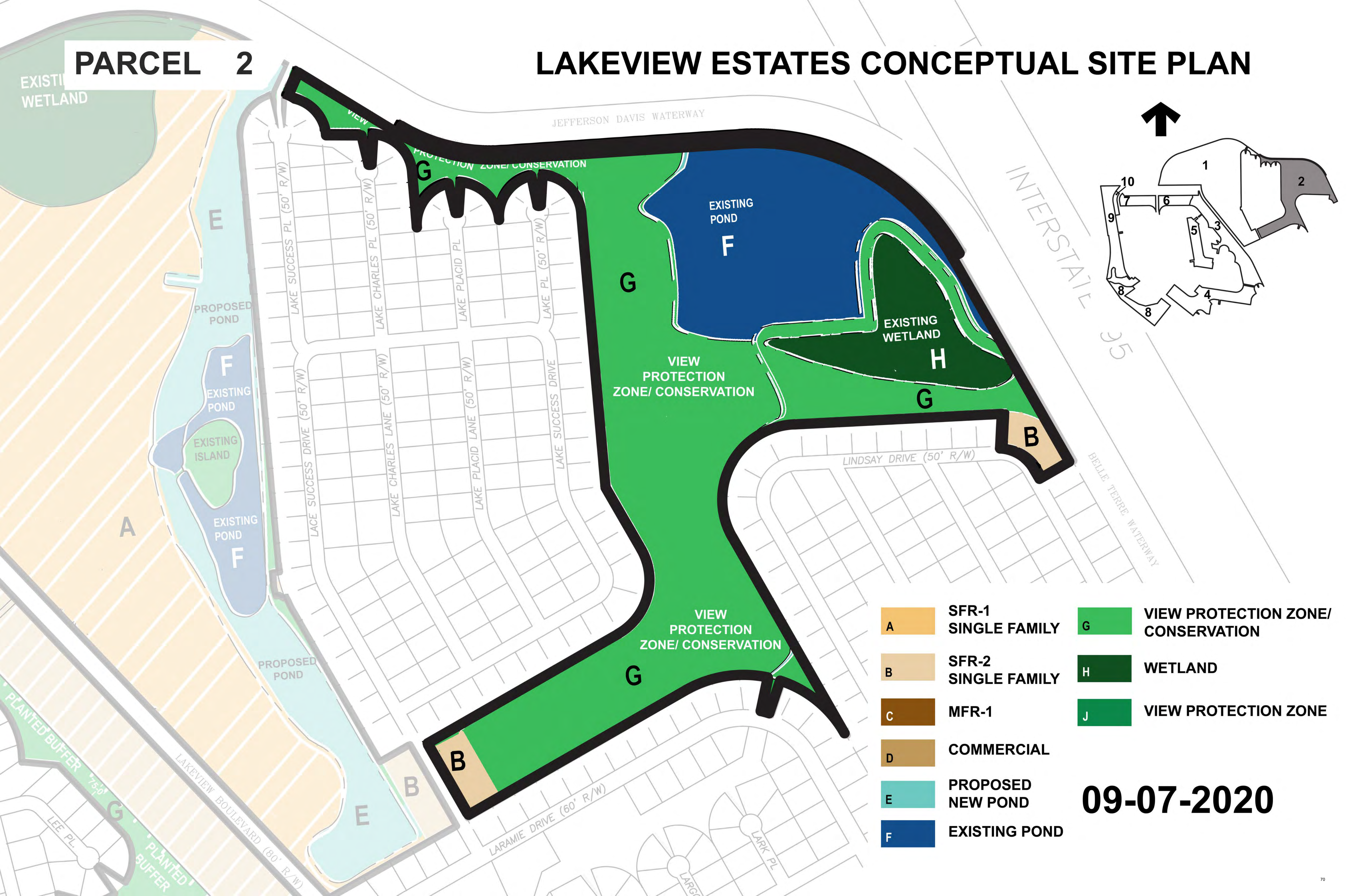


A	SFR-1 SINGLE FAMILY	G	VIEW PROTECTION ZONE/ CONSERVATION
B	SFR-2 SINGLE FAMILY	H	WETLAND
C	MFR-1	J	VIEW PROTECTION ZONE
D	COMMERCIAL		
E	PROPOSED NEW POND		
F	EXISTING POND		

09-07-2020

PARCEL 2

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

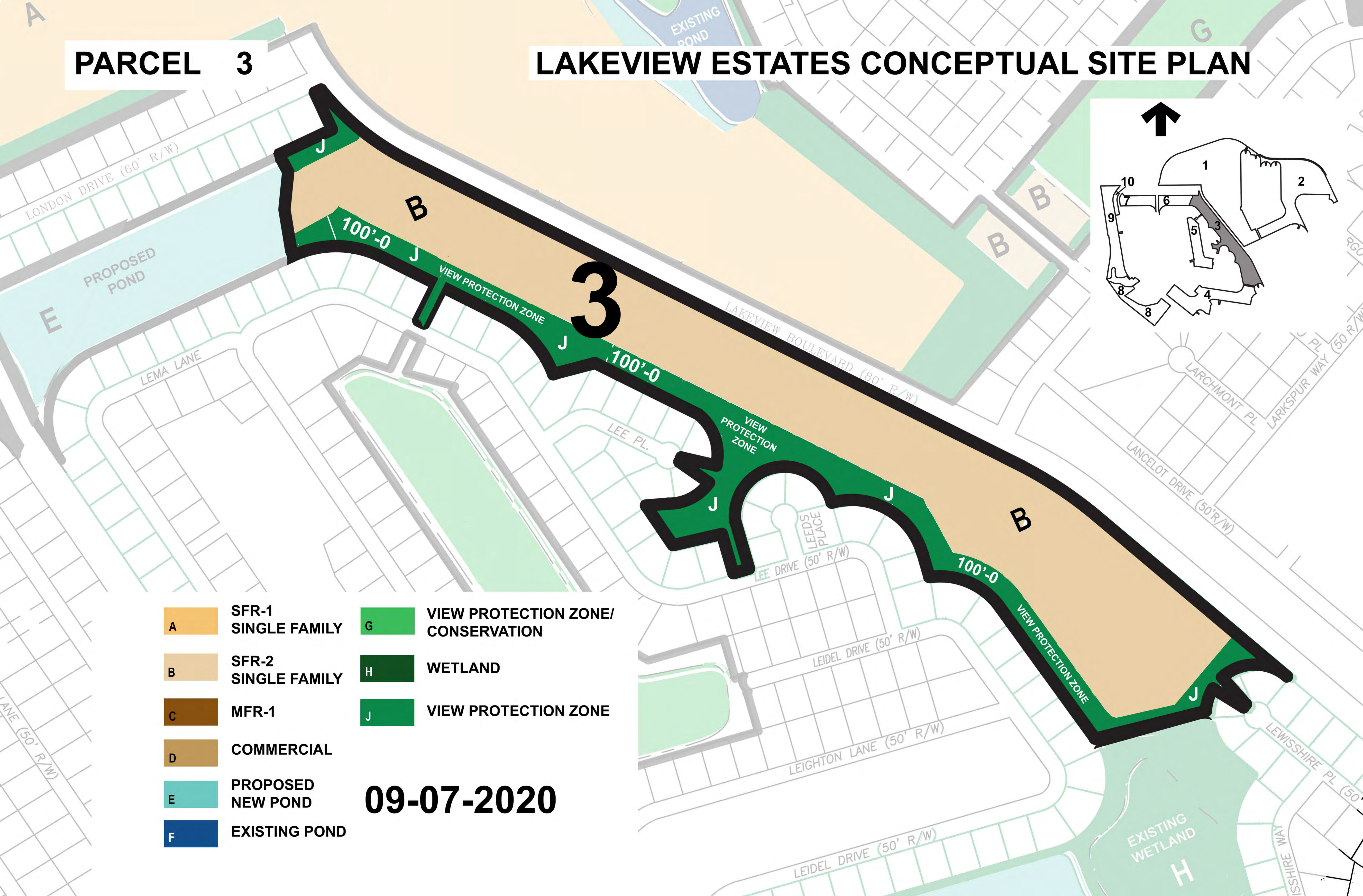


A	SFR-1 SINGLE FAMILY	G	VIEW PROTECTION ZONE/ CONSERVATION
B	SFR-2 SINGLE FAMILY	H	WETLAND
C	MFR-1	J	VIEW PROTECTION ZONE
D	COMMERCIAL		
E	PROPOSED NEW POND		
F	EXISTING POND		

09-07-2020

PARCEL 3

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

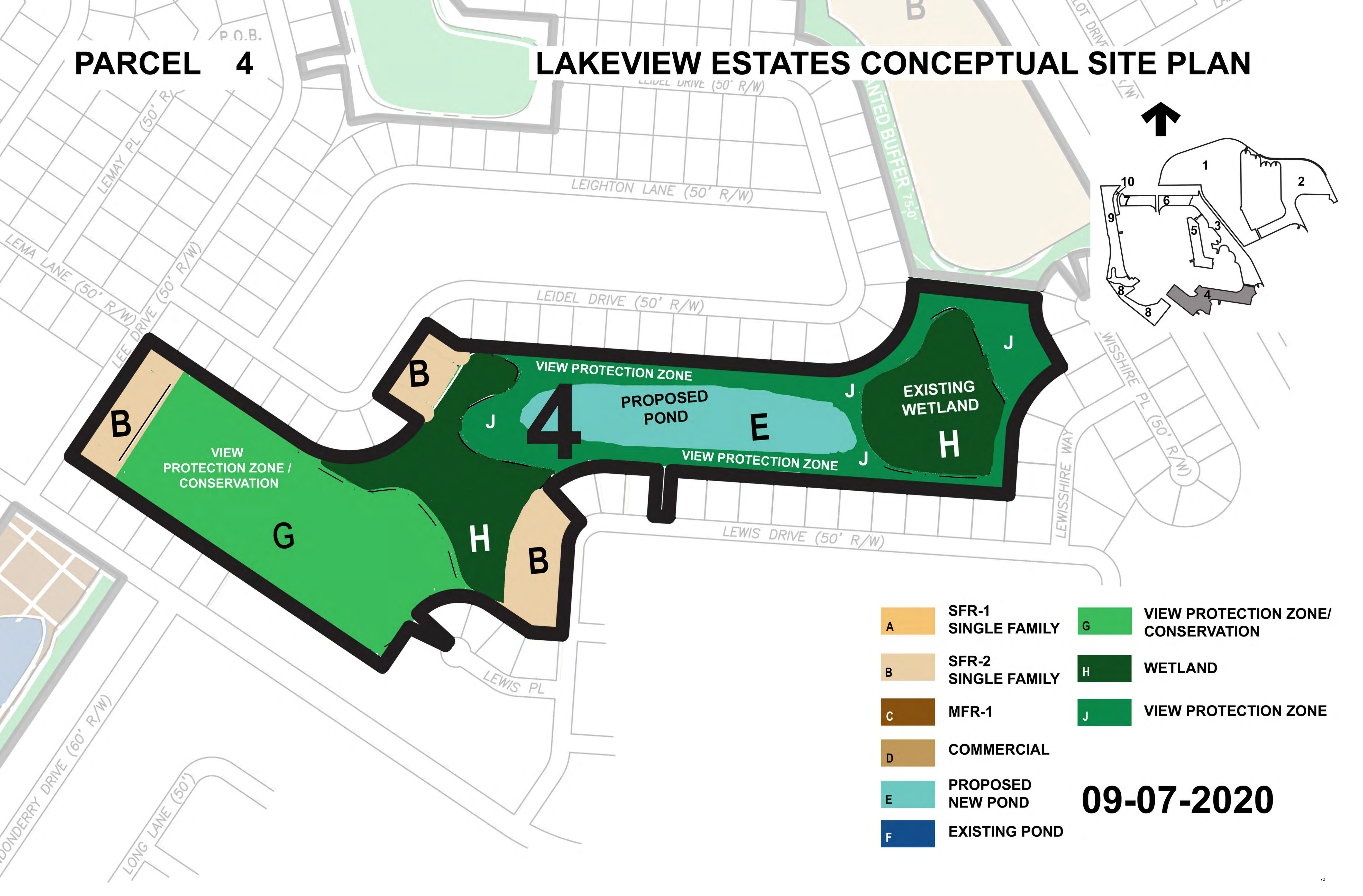


- | | | | |
|---|------------------------|---|---------------------------------------|
| A | SFR-1
SINGLE FAMILY | G | VIEW PROTECTION ZONE/
CONSERVATION |
| B | SFR-2
SINGLE FAMILY | H | WETLAND |
| C | MFR-1 | J | VIEW PROTECTION ZONE |
| D | COMMERCIAL | | |
| E | PROPOSED
NEW POND | | |
| F | EXISTING POND | | |

09-07-2020

PARCEL 4

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

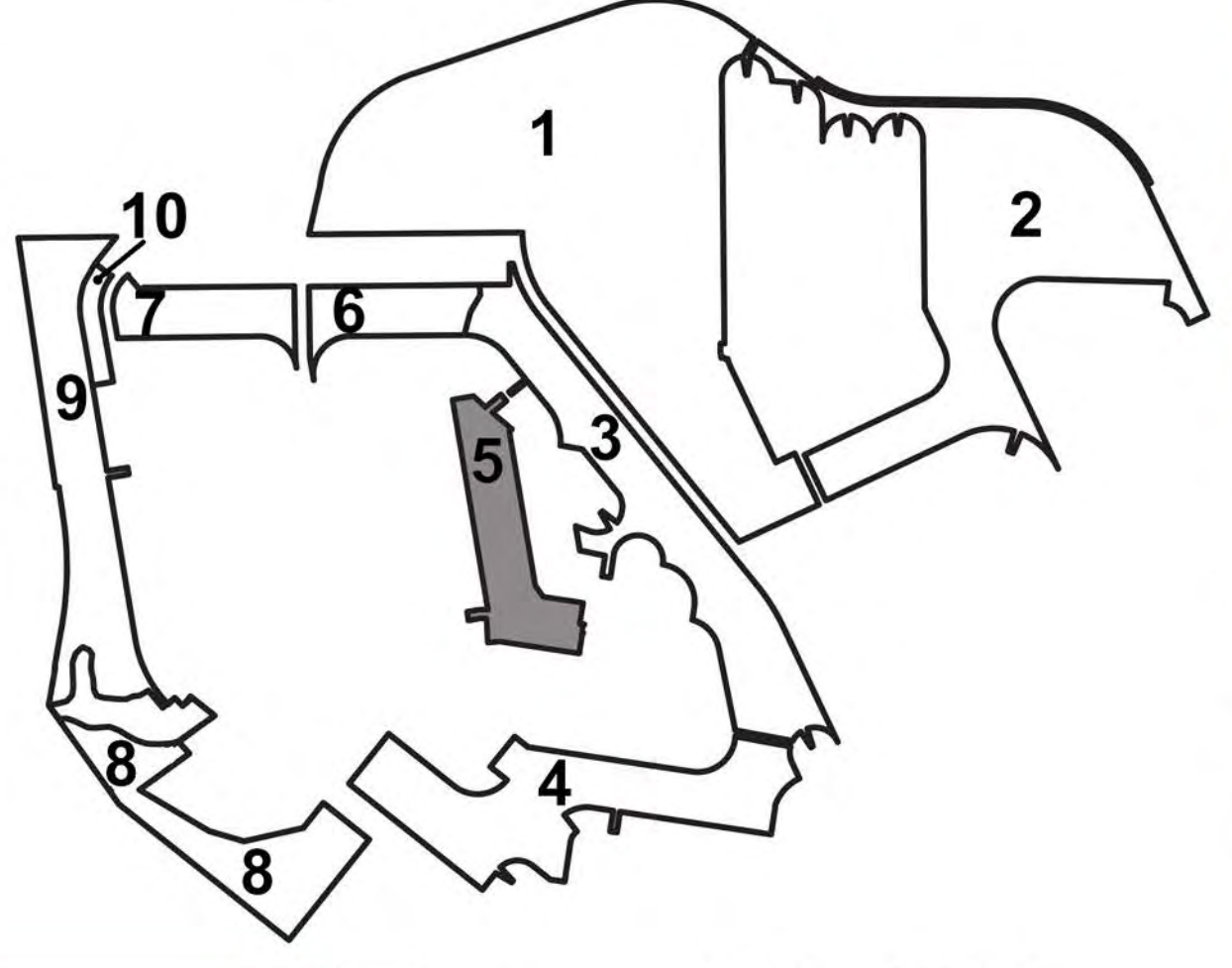
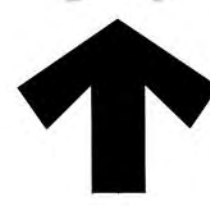


A	SFR-1 SINGLE FAMILY	G	VIEW PROTECTION ZONE/ CONSERVATION
B	SFR-2 SINGLE FAMILY	H	WETLAND
C	MFR-1	J	VIEW PROTECTION ZONE
D	COMMERCIAL		
E	PROPOSED NEW POND		
F	EXISTING POND		

09-07-2020

PARCEL 5

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

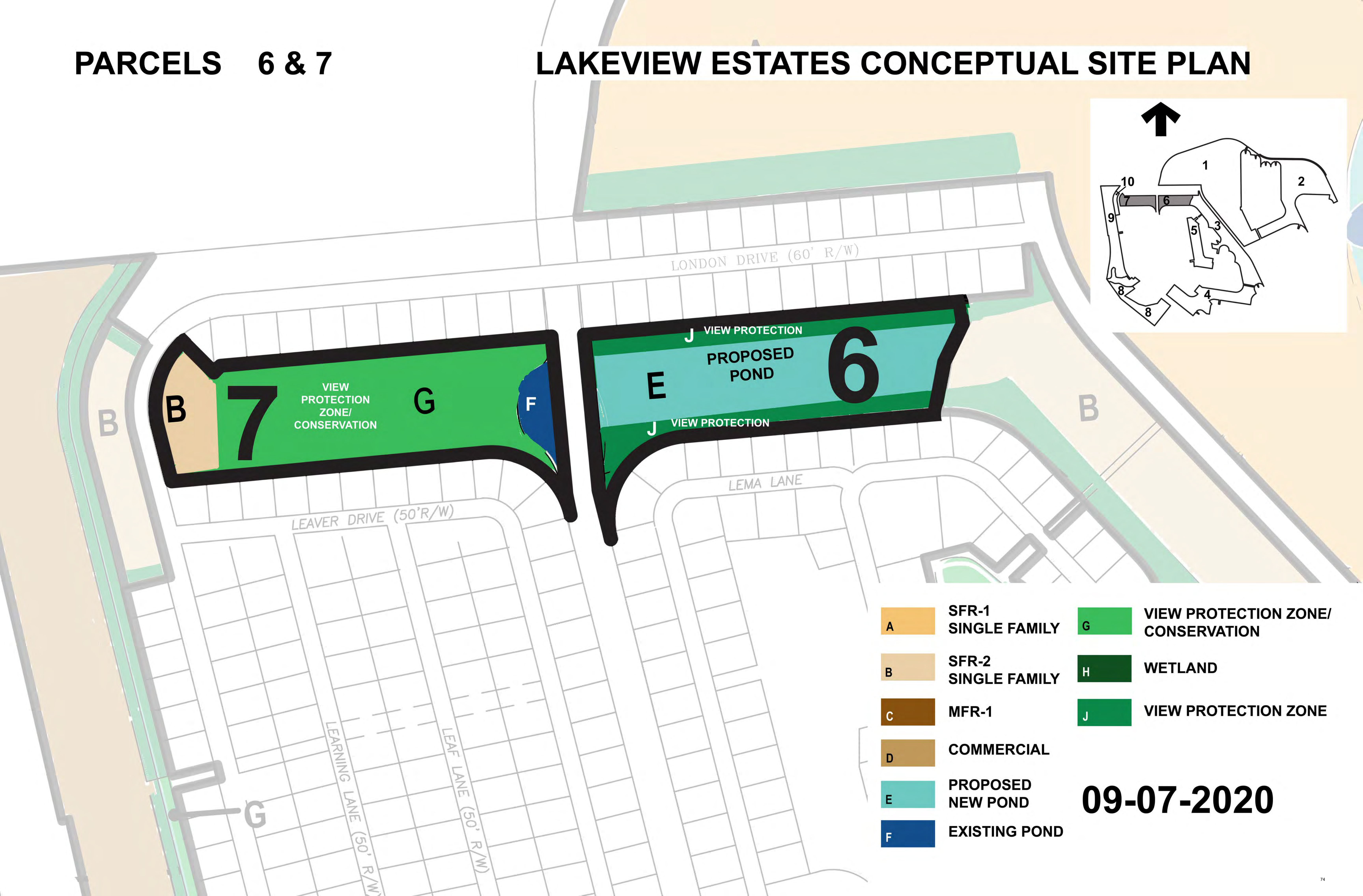


A	SFR-1 SINGLE FAMILY	G	VIEW PROTECTION ZONE/ CONSERVATION
B	SFR-2 SINGLE FAMILY	H	WETLAND
C	MFR-1	J	VIEW PROTECTION ZONE
D	COMMERCIAL		
E	PROPOSED NEW POND		
F	EXISTING POND		

09-07-2020

PARCELS 6 & 7

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

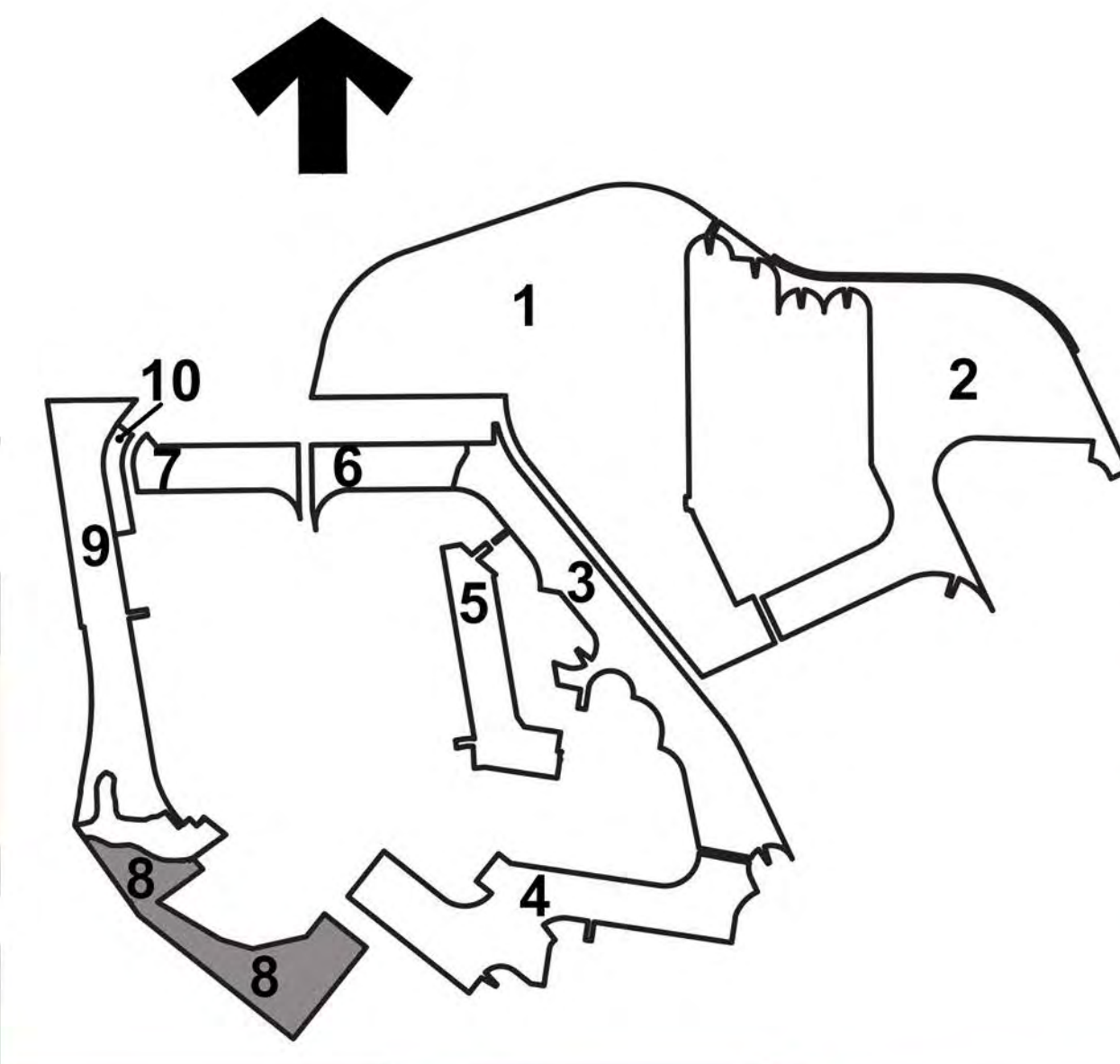
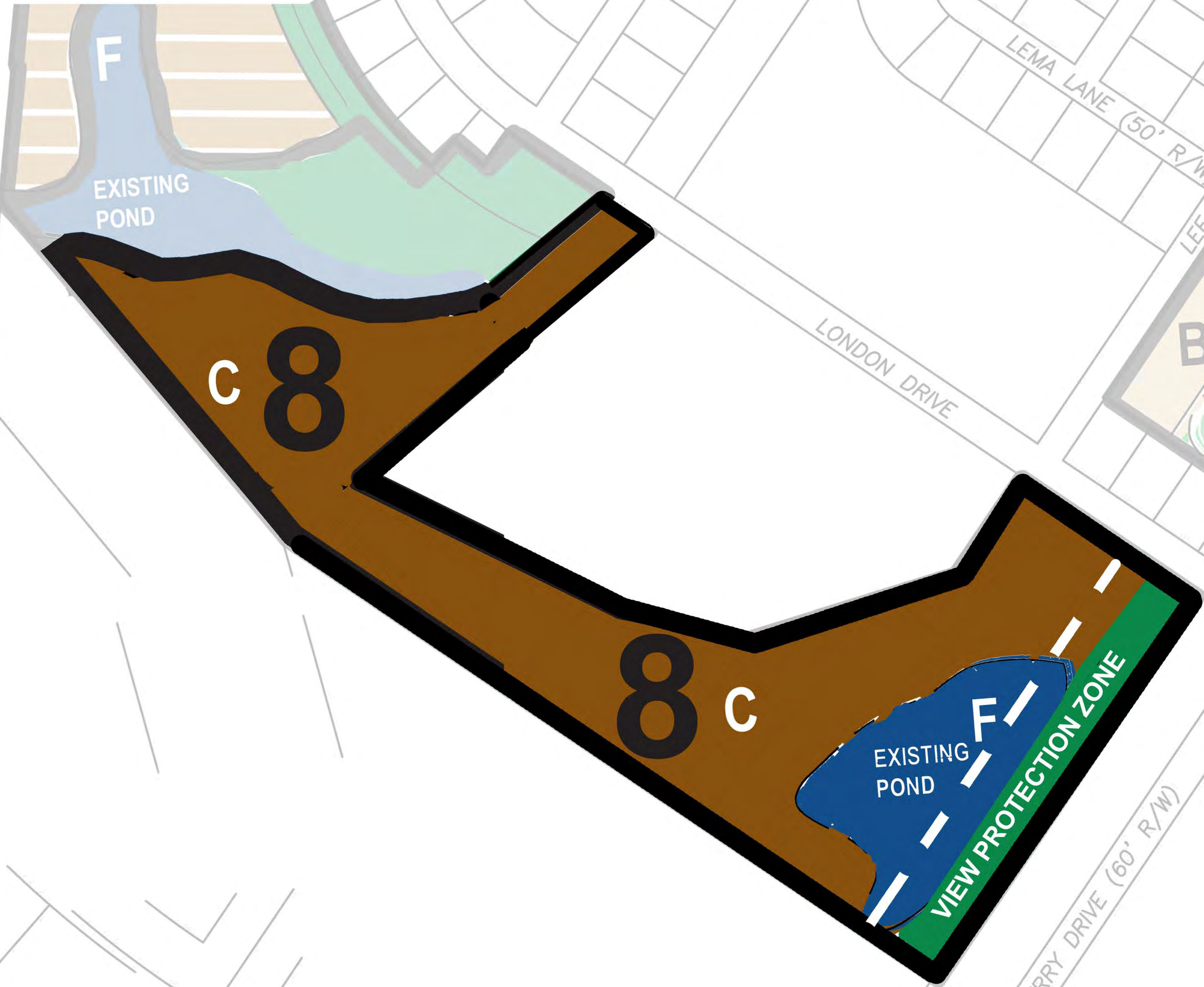


A	SFR-1 SINGLE FAMILY	G	VIEW PROTECTION ZONE/ CONSERVATION
B	SFR-2 SINGLE FAMILY	H	WETLAND
C	MFR-1	J	VIEW PROTECTION ZONE
D	COMMERCIAL		
E	PROPOSED NEW POND		
F	EXISTING POND		

09-07-2020

PARCEL 8

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN

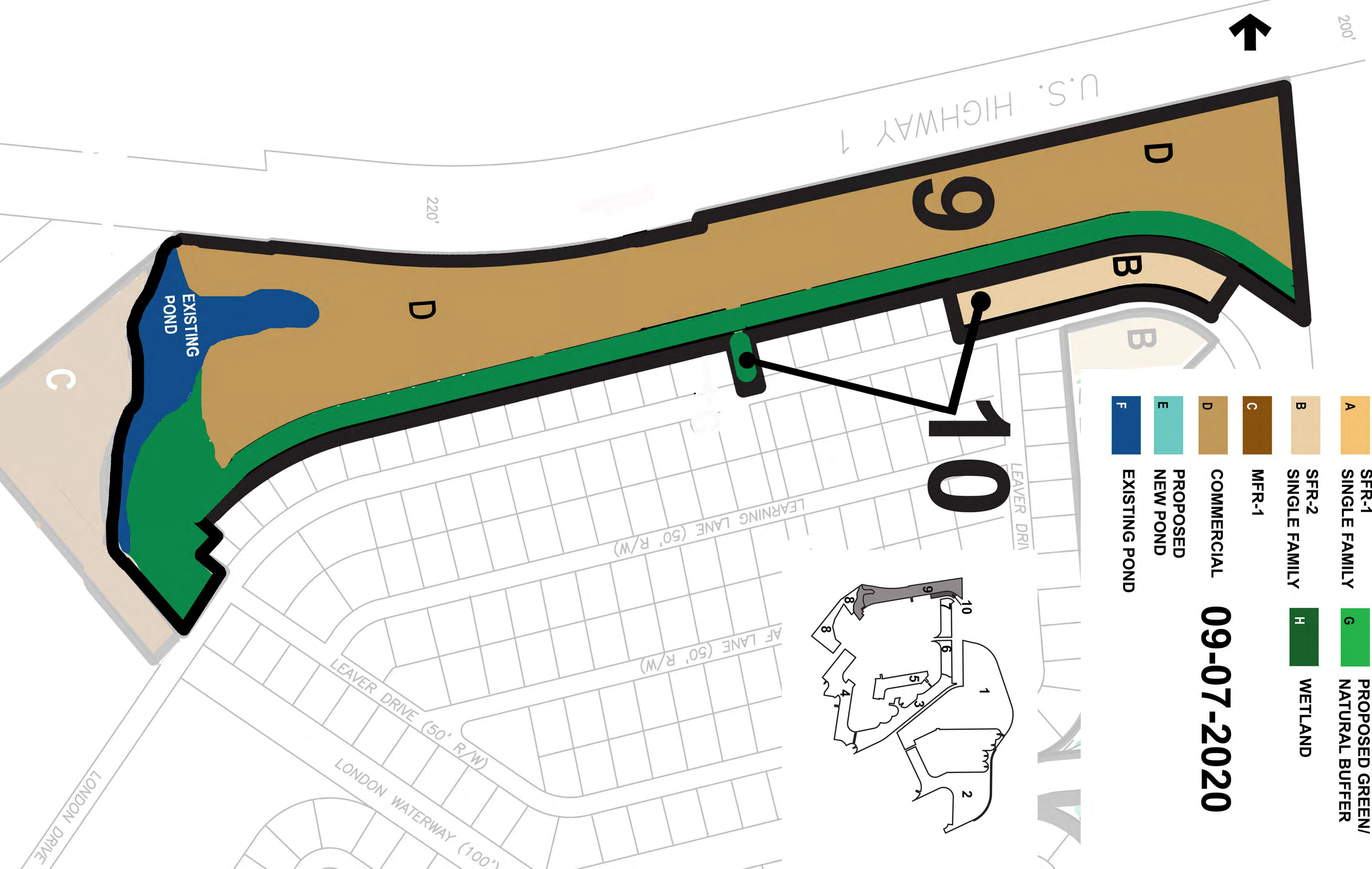


A	SFR-1 SINGLE FAMILY	G	VIEW PROTECTION ZONE/ CONSERVATION
B	SFR-2 SINGLE FAMILY	H	WETLAND
C	MFR-1	J	VIEW PROTECTION ZONE
D	COMMERCIAL		
E	PROPOSED NEW POND		
F	EXISTING POND		

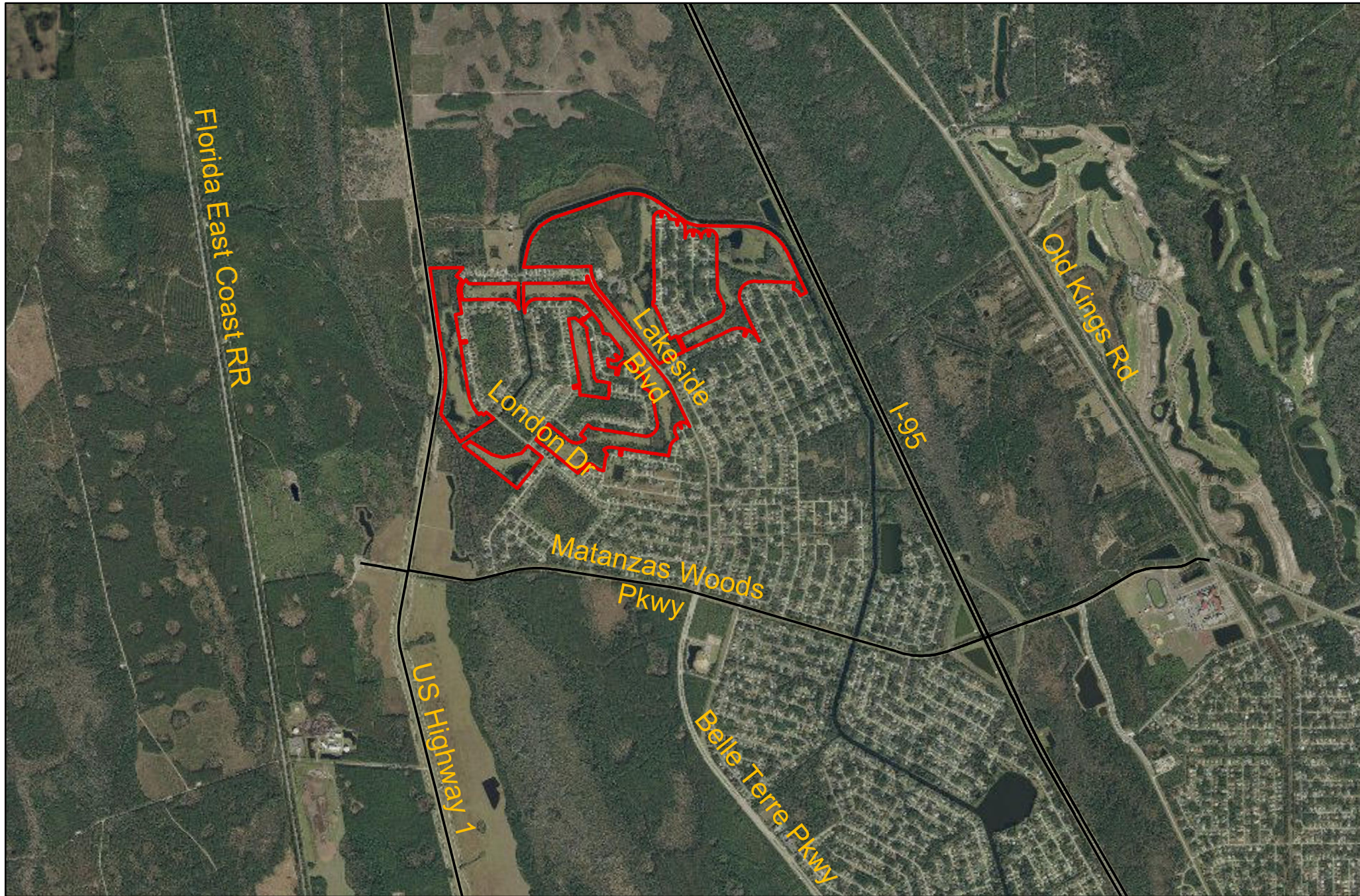
09-07-2020

PARCELS 9 & 10

LAKEVIEW ESTATES CONCEPTUAL SITE PLAN



Lakeview Estates MPD Distant Aerial



Legend

— Streets Matanzas_Golf_Course

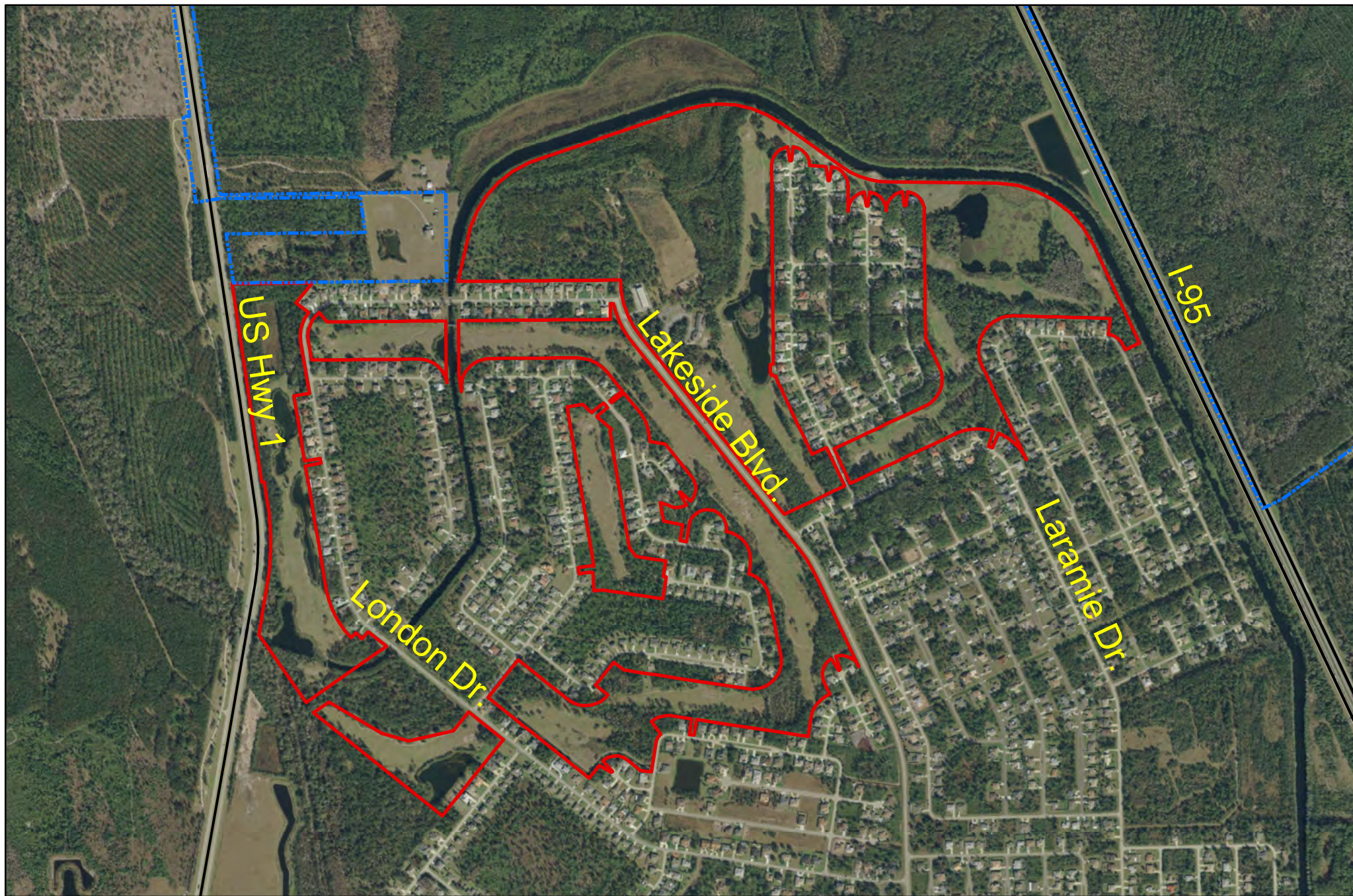
0 1,500 3,000
Feet






Map Provided By: Planning Division



Lakeview Estates MPD Close-in Aerial



Legend

-  Matanzas_Golf_Course
-  Palm Coast City Limits
-  Streets

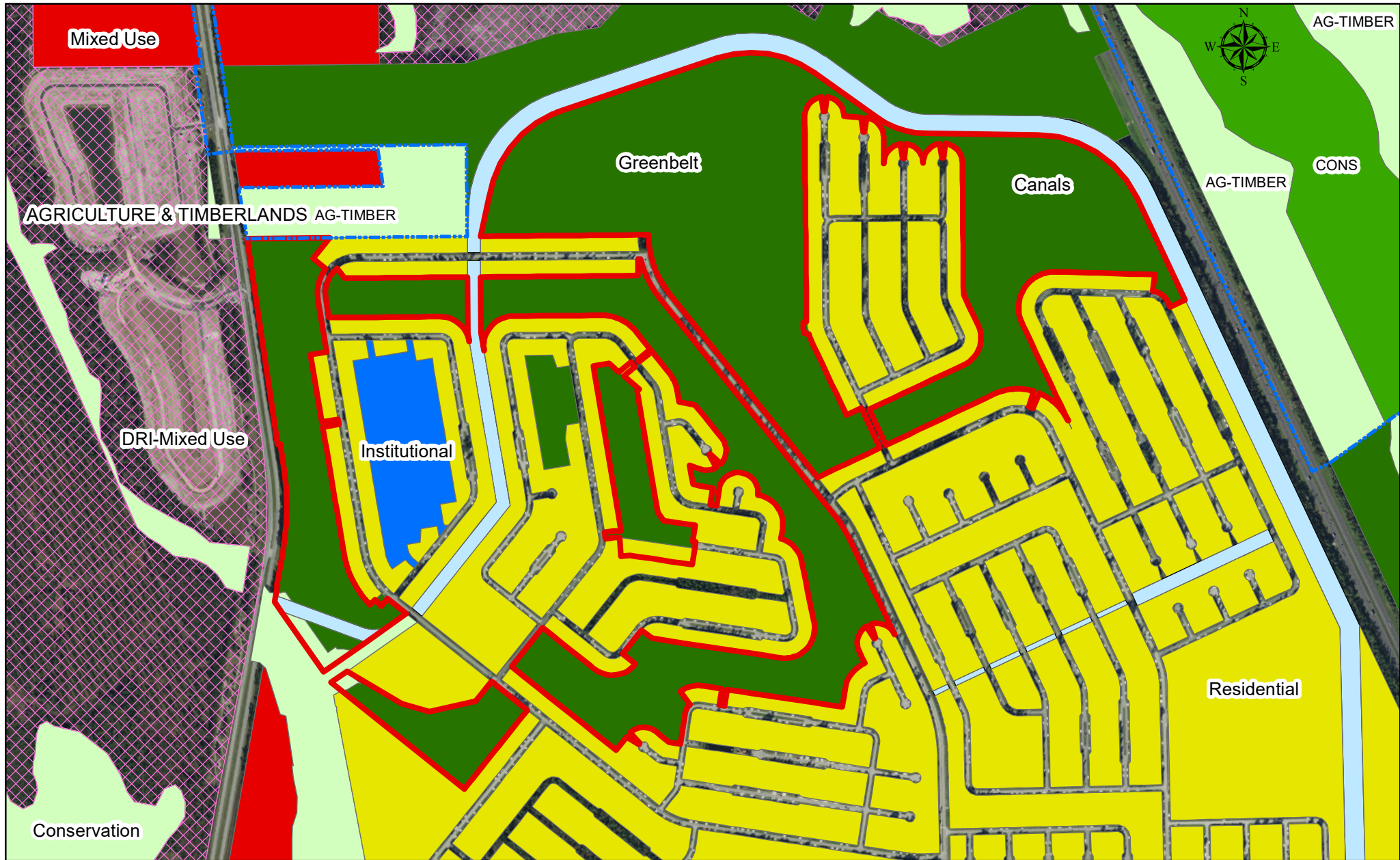
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Feet



Map Provided By: Planning Division



Lakeview Estates MPD FLUM



Legend

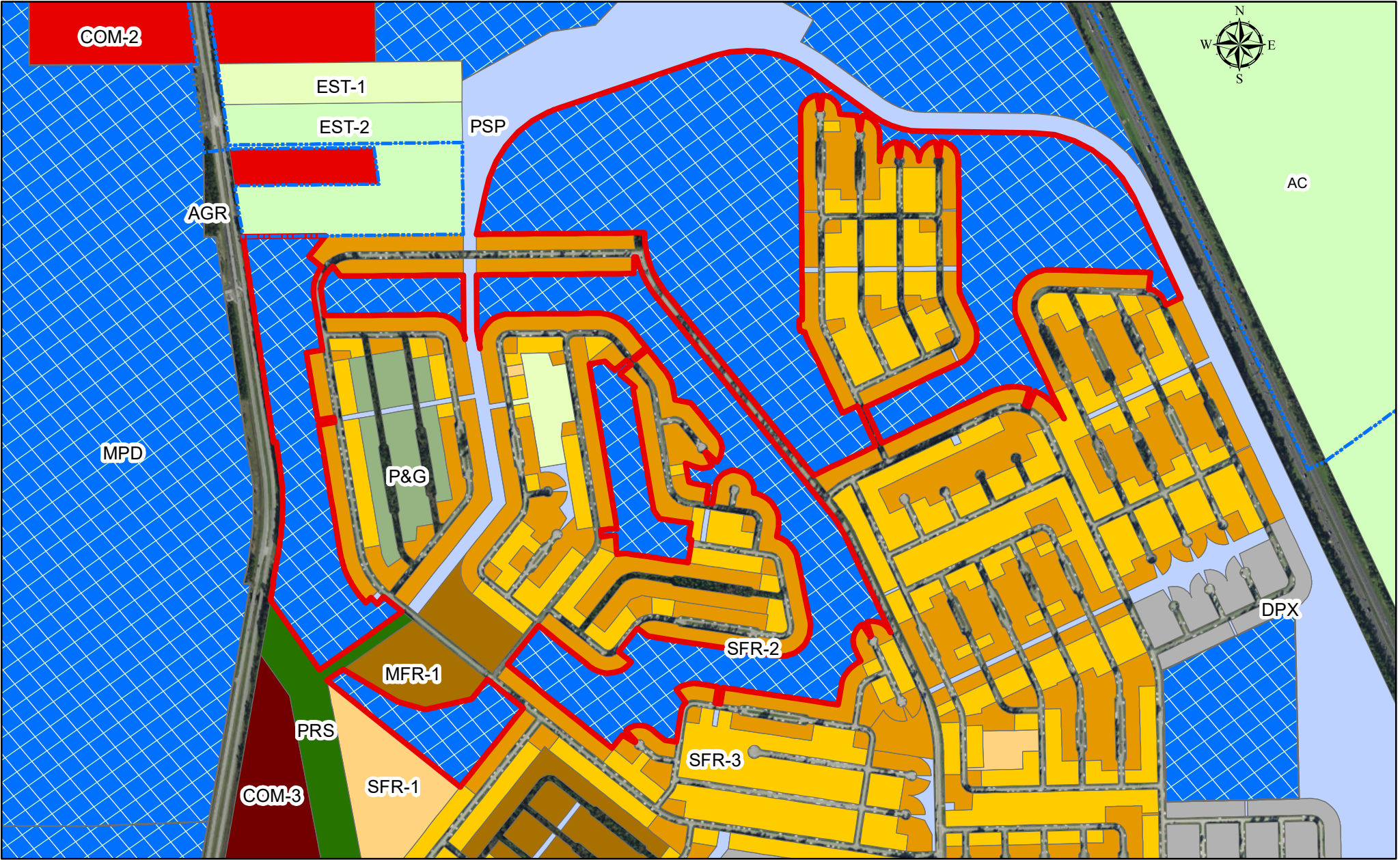
	Palm Coast City Limits		Canals		Industrial
	Lakeside Estates MPD		Conservation		Institutional
FLUM CATEGORY			DRI-Mixed Use		Mixed Use
	AGRICULTURE & TIMBERLANDS		DRI-Urban Core		Residential
	CONSERVATION		Greenbelt		
		Flagler County FLUM			INDUSTRIAL
			AGRICULTURE & TIMBERLANDS		MIXED USE: LOW INTENSITY
			COMMERCIAL: HIGH INTENSITY		MIXED USE: HIGH INTENSITY
			COMMERCIAL: LOW INTENSITY		RESIDENTIAL: LOW DENSITY / RURAL ESTATE
			CONSERVATION		



Map Provided By: Planning Division

0 625 1,250 Feet

Lakeview Estates MPD Zoning



Legend

Palm Coast City Limits	COM-2	IND-1	OFC-2	SFR-2	Flagler Zoning	CN
Lakeside Estates MPD	COM-3	IND-2	P&G	SFR-3	AC	PUD
Zoning	DPX	MFR-1	PRS	SFR-4	C-1	R-1
AC	EST-1	MFR-2	PSP	C-2	R-1B	
COM-1	EST-2	MPD	SFR-1			

0 625 1,250 Feet




Map Provided By: Planning Division



MEMORANDUM

TO: Jose Papa and Ray Tyner

CC: File

FROM: Michael D. Chiumento III, Esq. 

SUBJECT: Matanzas Golf Course Neighborhood Meeting

DATE: December 17, 2019

On Thursday, December 5th, 2019, Matanzas GC Palm Coast held the required Neighborhood Information meeting. The meeting commenced at roughly 6:00 p.m. and concluded at roughly 8:45 p.m. The City of Palm Coast controlled the sign in sheet to show attendance at the meeting. As such, the sign in sheets are not attached to this memo as the Developer is not in possession of those. Below is a list of questions that were asked at the Neighborhood Information Meeting:

- What is the size of the buffer on the Lakeview Development?
- What kind of buffer will be provided on the Lakeview Development?
- What are the single-family lot sizes?
- Isn't the normal lot size 10,000 square feet?
- Aren't the existing lot sizes much larger than the proposed lot sizes by the Developer?
- Shouldn't the lot sizes proposed by the Developer be the same size as the existing lots in the neighborhood?
- Can you explain why some of the water is controlled by Developer and some by City?
- What maintenance is the Developer going to perform?
- Why is there commercial located on Lakeview?
- Will all of the commercial be asphalt?
- Why won't you make the neighborhood commercial on Lakeview a park?

- What are you proposing for setbacks on the residential properties?
- Would you consider connecting lakeview through to US1?
- Matanzas woods needs a right hand turn onto Lakeview.
- Will there be an impact report (traffic study) before putting in a road?
- How are you going to put in a retention pond in on London Drive?
- Where are the new kids going to go to school?
- What are the size of the new lots going to be?
- What size of house is planned for the size of this lot?
- What is the median price of these houses?
- How many houses are you planning?
- How will this affect my property values?
- How are you going to protect my sense of privacy and view?
- How many stories will the townhouses be?
- Are the Lakeview lot sizes and locations set in stone?
- Are you going to be able to stop rentals on the Lakeview properties?
- Will the Lakeview lots be low income housing?
- What about the birds – what will happen to them?
- Will all the ponds be built out?
- If the proposed areas are not ponds, what will they be?
- If the HOA goes under, who takes over the HOA property?
- How does the north portion go from natural preserve to housing?
- Are deed restrictions still in effect?
- Are you planning on doing this project in phases?
- What about the stormwater ponds denoted City? Would the City own those?
- Are you going to keep mowing the property?
- Would like the community to be involved in modifying the conceptual plan.
- If you cannot maintain the grass, how are you going develop the property?
- Would you consider bigger lots for the development?
- Commercial on US1, is that the best plan?
- Where exactly are the drainage problems in the L section?
- How much did you pay for the golf course?
- How do you have the right to change the golf course to something else?
- Where is the ingress and egress going into the commercial off of US1?
- What is the commercial going to be on US1?
- What are the setbacks on the commercial on US1?
- Are the floodplain maps going to change?
- Will we send a copy of the comments that are taken?

- Why didn't the City buy the golf course?
- Can we get a park in the neighborhood?
- Can you keep the new lots close to the same size as the surrounding lots?
- Can you please make sure there will be buffers?

Attached to this memorandum is a copy of the letter that was sent to all of the neighbors along with a list of all the individuals that received the neighborhood meeting letter.

Let me know if you want to sit down and talk about this further.

MDC III/vls

Chiumento & Associates, PLLC

Michael D. Chiumento
Michael D. Chiumento III
Ronald A. Hertel
Andrew C. Grant
Vincent T. Lyon
Vincent L. Sullivan
Diane A. Vidal
Art Zimmet

Marc E. Dwyer, P.A.
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Lewis A. Berns



**CHIUMENTO
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Reply to:

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By Appointment Only:

57 W. Granada Blvd.
Ormond Beach, FL 32174

Michael D. Chiumento III
Managing Partner

Michael3@legalteamforlife.com

November 15, 2019

To Whom It May Concern:

Matanzas GC Palm Coast, LLC is the owner of the property described in Exhibit "A" attached hereto. Currently the owner has an application into the City of Palm Coast to amend the existing Master Planned Development Agreement covering the Matanzas Golf Course to allow for development of residential dwellings.

As required by City Code, we will be having a neighborhood meeting on **Thursday, December 5, 2019 at 6:00 p.m. at Matanzas High School, Cafeteria, Palm Coast, Florida** to answer any of your questions. It is open to the public.

Sincerely yours,

Michael D. Chiumento III
MDC/cm
Encl.

Exhibit "A"

MATANZAS WOODS GOLF COURSE:

Reserved Parcel "A", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the northeast corner of Block 165 of said Plat of Lakeview; thence North 89°30'56" East 21.68 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 349.56 feet, a radius of 800.00 feet, a central angle of 25°02'07" and a chord bearing South 26°22'21" East, 346.78 feet to a point of tangency; thence South 38°53'25" East 2087.61 feet to a point of curvature; thence southerly along a curve to the right having an arc length of 266.63 feet, a radius of 1120.00 feet, a central angle of 13°38'23" and a chord bearing South 32°04'13" East, 265.99 feet to a point of tangency; thence South 25°15'02" East 772.55 feet to a point of cusp; thence northwesterly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing North 66°04'26" West 196.12 feet to a point; thence South 16°53'50" East 110.00 feet to a point on a curve; thence westerly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing South 64°44'57" West 11.62 feet to a point; thence North 33°36'15" West 110.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing South 15°34'21" West 196.12 feet to a point of tangency; thence South 25°15'02" East 100.25 feet to a point on a curve; thence southwestwardly along a curve to the left having an arc length of 217.30 feet, a radius of 280.98 feet, a central angle of 44°18'38" and a chord bearing South 42°35'39" West 211.92 feet to a point of tangency; thence South 08°35'49" West 179.39 feet; thence North 81°24'11" West 913.66 feet; thence South 08°35'49" West 125.00 feet; thence North 81°24'11" West 40.00 feet; thence North 08°35'49" East 125.00 feet; thence North 81°24'11" West 125.00 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 180.00 feet, a radius of 225.00 feet, a central angle of 45°50'12" and a chord bearing South 75°40'43" West, 175.24 feet to a point; thence South 37°14'23" East, 125.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 77.08 feet, a radius of 100.00 feet, a central angle of 44°09'48" and a chord bearing South 30°40'43" West 75.19 feet to a point of tangency; thence South 08°35'49" West, 237.34 feet; thence North 81°24'11" West 87.50 feet; thence North 51°24'11" West 130.00 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing South 87°46'25" West, 196.12 feet to a point; thence South 43°02'58" East 110.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'26" and a chord bearing South 38°35'49" West 11.62 feet to a point; thence North 59°45'24" West 110.00 feet; thence South 38°35'49" West 128.21 feet; thence North 51°24'11" West 1018.03 feet; thence North 38°35'49" East 380.00 feet; thence South 51°24'11" East 500.00 feet to a point of curvature; thence easterly along a curve to the left having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing North 83°35'49" East, 318.20 feet to a point; thence North 51°24'11" West 125.00 feet; thence North 38°35'49" East 230.92 feet; thence South 51°24'11" East 100.00 feet; thence South 81°24'11" East 993.30 feet to a point of curvature; thence northeasterly along a curve to the left having an arc length of 431.48 feet, a radius of 225.00 feet, a central angle of 109°52'35" and a chord bearing North 43°39'32" East, 368.34 feet to a point of tangency; thence North 11°16'46" West 478.51 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 245.29 feet, a

radius of 225.00 feet, a central angle of 62°27'41" and a chord bearing North 42°30'36" West, 233.32 feet to a point; thence North 08°35'49" East 77.01 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing North 36°24'11" West 318.20 feet to a point; thence westerly along a curve to the left having an arc length of 446.47 feet, a radius of 150.00 feet, a central angle of 170°32'16" and a chord bearing North 76°40'19" West 298.98 feet to a point of tangency; thence South 08°35'49" West 149.66 feet; thence North 81°24'11" West 50.00 feet; thence North 08°35'49" East 125.00 feet; thence North 78°43'26" West 153.29 feet; thence North 09°33'43" West 148.11 feet; thence South 69°50'14" East 67.79 feet to a point of curvature; thence easterly along a curve to the left having an arc length of 146.25 feet, a radius of 150.00 feet, a central angle of 55°51'48" and a chord bearing North 87°23'42" East, 140.53 feet to a point; thence North 30°32'12" West 110.00 feet to a point on a curve; thence northeasterly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing North 51°06'35" East 11.62 feet to a point; thence South 47°14'37" East 110.00 feet to a point on a curve; thence northerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'48" and a chord bearing North 01°55'59" East 196.12 feet to a point of tangency; thence North 38°53'25" West 326.21 feet; thence North 80°07'23" West 122.65 feet; thence North 09°33'42" West 80.00 feet to a point of curvature; thence northerly along a curve to the left having an arc length of 166.36 feet, a radius of 325.00 feet, a central angle of 29°19'42" and a chord bearing North 24°13'34" West, 164.55 feet to a point of tangency; thence North 38°53'25" West 200.00 feet; thence South 51°06'35" West 125.00 feet; thence North 38°53'25" West 20.00 feet; thence North 51°06'35" East 125.00 feet; thence North 38°53'25" West 178.81 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 292.66 feet, a radius of 325.00 feet, a central angle of 51°35'39" and a chord bearing North 64°41'14" West, 282.87 feet to a point of tangency; thence South 89°30'56" West 678.94 feet to a point of curvature; thence southwestwardly along a curve to the left having an arc length of 389.08 feet, a radius of 225.00 feet, a central angle of 99°04'39" and a chord bearing South 39°58'37" West, 342.38 feet to a point of cusp; thence North 09°33'43" West 137.22 feet; thence North 00°29'04" West 425.00 feet; thence North 89°30'56" East 1200.00 feet; thence North 00°29'04" West 125.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Reserved Parcel "C", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the northwest corner of said Reserved Parcel "C"; thence North 89°26'28" East 630.08 feet; thence South 38°43'02" West 202.91 feet; thence South 51°40'07" East 125.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 250.77 feet, a radius of 300.00 feet; a central angle of 47°53'36" and a chord bearing South 14°23'05" West 243.53 feet to a point of tangency; thence South 09°33'43" East 403.87 feet; thence South 80°26'17" West 125.00 feet; thence South 09°33'43" East 520.00 feet, thence North 80°26'17" East 125.00 feet; thence South 09°33'43" East 40.00 feet; thence South 80°26'17" West 125.00 feet; thence South 09°33'43" East 980.61 feet to a point of curvature; thence southerly along a curve to the left having an arc length of 441.04 feet, a radius of 725.00 feet, a central angle of 34°51'17" and a chord bearing South 26°59'21" East, 434.27 feet to a point; thence North 45°35'00" East 55.00 feet; thence South 44°25'00" East 67.22 feet; thence North 39°51'14" East 73.36 feet to a point on a curve; thence southeasterly along a curve to the left having an arc length of 13.16 feet, a radius of 600.00 feet; a central angle of 01°15'25" and a chord bearing South 50°46'29" East 13.16 feet to a point of tangency; thence South 51°24'11" East 170.76 feet; thence South 54°59'31" West 770.58 feet; thence North

35°00'29" West 649.53 feet to a point on the east right of way line of U.S. Highway No.1; thence northerly along said right of way line for the following six courses; run North 09°59'31" East 128.08 feet; thence South 89°43'01" West 5.08 feet; thence North 09°59'31" East 253.32 feet to a point of curvature; thence northerly along a curve to the left having an arc length of 655.06 feet, a radius of 2030.05 feet, a central angle of 18°29'18" and a chord bearing North 00°44'52" East, 652.23 feet to a point of tangency; thence North 08°29'47" West 179.58 feet; thence South 81°30'12" West 20.00 feet; thence North 08°29'47" West 1583.88 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Reserved Parcel "D" Lake View - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most northerly corner of said Reserved Parcel "D"; thence South 38°53'28" East 93.32 feet; thence North 89°30'56" East 936.80 feet; thence South 00°29'04" East 432.94 feet; thence South 09°33'42" East 57.28 feet to a cusp point; thence northwesterly along a curve to the left having an arc length of 317.78 feet, a radius of 225.00 feet; a central angle of 80°55'21" and a chord bearing North 50°01'23" West 292.02 feet to a point of tangency; thence South 89°30'56" West 846.10 feet; thence North 09°33'43" West 149.00 feet to a point of curvature; thence northerly along a curve to the right having an arc length of 254.23 feet, a radius of 240.00 feet, a central angle of 60°41'38" and a chord bearing North 20°47'06" East, 242.51 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Reserved Parcel "E", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most southerly corner at said Reserved Parcel "E"; thence North 64°44'58" East 526.36 feet; thence North 25°15'02" West 335.20 feet; thence South 64°44'58" West 125.00 feet; thence North 25°15'02" West 620.00 feet to a point of curvature; thence northwesterly along a curve to the right having an arc length of 60.46 feet, a radius of 425.00 feet, a central angle of 08°09'02" and a chord bearing North 21°10'31" West, 60.41 feet to the southeasterly corner of a parcel described in Official Records Book 492, pages 936-939; thence northerly along the boundary of said parcel described in Official Records Book 492, pages 936-939 for the following five courses; thence South 72°54'00" West 10.00 feet; thence North 53°38'13" West 20.65 feet; thence South 75°01'26" West 11.50 feet; thence North 10°42'21" West 31.82 feet; thence North 01°05'36" East 53.63 feet; thence North 85°41'45" East 24.67 feet to the boundary of above said Reserved Parcel "2", being a point on a curve; thence northerly along a curve to the right having an arc length of 28.33 feet, a radius of 425.00 feet; a central angle of 03°49'11" and a chord bearing North 02°23'39" West 28.33 feet to a point of tangency; thence North 00°29'04" West 1536.30 feet to a point of curvature; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing North 40°20'20" East, 196.12 feet to a point; thence South 08°50'16" East 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing North 89°30'57" East 11.62 feet to a point; thence North 07°52'09" East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing South 41°18'27" East 196.12 feet to a

point; thence South 85°19'06" East 128.73 feet; thence South 08°50'16" East 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet a central angle of 16°42'25" and a chord bearing North 89°30'57" East 11.62 feet to a point; thence North 07°52'09" East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing South 41°18'27" East 196.12 feet to a point of tangency; thence South 00°29'04" East 202.47 feet to a point of cusp; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing North 40°20'20" East, 196.12 feet to a point; thence South 08°50'16" East 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet a central angle of 16°42'25" and a chord bearing North 89°30'57" East 11.62 feet to a point; thence North 07°52'09" East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing South 41°18'27" East 196.12 feet to a point of cusp; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing North 40°20'20" East 196.12 feet to a point; thence South 08°50'16" East 110.00 feet to a point; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing North 89°30'57" East 11.62 feet to a point; thence North 07°52'09" East 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing South 41°18'27" East 196.12 feet to a point of tangency; thence South 00°29'04" East 1003.67 feet; thence South 25°15'02" East 260.04 feet to a point of curvature; thence southerly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing South 19°44'58" West, 318.20 feet to a point of tangency; thence South 64°44'58" West 800.00 feet; thence South 25°15'02" East 300.00 feet; thence North 64°44'58" East 910.00 feet to a point of curvature; thence easterly along a curve to the right having an arc length of 309.71 feet, a radius of 425.00 feet, a central angle of 41°45'11" and a chord bearing North 85°37'33" East, 302.90 feet to a point; thence South 16°30'09" West 125.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 34.00 feet, a radius of 300.00 feet, a central angle of 06°29'36" and a chord bearing South 70°15'03" East 33.98 feet to a point; thence North 22°59'45" East 125.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 309.71 feet, a radius of 425.00 feet, a central angle of 41°45'13" and a chord bearing South 46°07'39" East 302.91 feet to a point of cusp; thence North 25°15'02" West 822.28 feet to a point of curvature; thence northeasterly along a curve to the right having an arc length of 561.16 feet, a radius of 275.00 feet, a central angle of 116°54'59" and a chord bearing North 33°12'28" East, 468.74 feet to a point of tangency; thence South 88°20'03" East 756.56 feet; thence South 07°23'44" West 126.38 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 150.15 feet, a radius of 150.00 feet, a central angle of 57°21'14" and a chord bearing South 53°55'39" East 143.96 feet to a point of tangency; thence South 25°15'02" East 40.00 feet; thence North 64°44'58" East 125.00 feet to the easterly line of Belle Terre Waterway; thence North 25°15'02" West along said easterly line of Belle Terre Waterway for a distance of 862.29 feet to a point of curvature; thence depart said boundary line of said Reserved Parcel "2" and run westerly along the southerly line of Jefferson Davis Waterway for the following four courses: run westerly along a curve to the left having an arc length of 921.97 feet, a radius of 825.00 feet, a central angle of 64°01'49" and a chord bearing North 57°15'57" West, 874.74 feet to a point of tangency; thence North 89°16'51" West 858.76 feet to a point of curvature; thence westerly along a curve to the right having an arc length of 411.10 feet, a radius of 675.00 feet, a central angle of 34°53'44" and a chord bearing North 71°49'59" West, 404.78 feet to a point of tangency; thence North 54°23'07" West 585.58 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 177.30 feet, a radius of 825.00 feet, a central angle of 12°18'47" and a chord bearing North 60°32'31" West, 176.96 feet to a point on the westerly boundary of said Reserved Parcel "2"; thence southerly and westerly along said westerly

boundary of said Reserved Parcel "E" for the following seven courses: South 29°30'56" West 419.65 feet; thence South 14°30'56" West 66.19 feet; thence South 00°29'04" East 810.00 feet to a point of curvature; thence southeasterly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing South 44°30'56" West, 318.20 feet to a point of tangency; thence South 89°30'56" West 659.20 feet to a point on a curve; thence southeasterly along a curve to the left having an arc length of 331.52 feet, a radius of 720.00 feet, a central angle of 26°22'53" and a chord bearing South 25°41'59" East 328.59 feet to a point of tangency; thence South 38°53'25" East 1801.29 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

Part of Government Sections 21 and 22, Township 10 South, Range 30 East, Flagler County, Florida being that part of PARCEL NO. 2 of the property described in Official Records Book 142, pages 278-279, lying south of Jefferson Davis Waterway and being more particularly described as follows:

From a POINT OF REFERENCE being a point on the easterly boundary line of the above described PARCEL NO. 2, said point being the northwest corner of Reserved Parcel "2" as shown on the recorded plat of Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida; thence South 29°30'56" West along the easterly boundary of said PARCEL NO. 2 being also along the westerly boundary of said Reserved Parcel "E" for a distance of 390.35 feet to the POINT OF BEGINNING; thence continue along the easterly and southerly boundary of said PARCEL NO. 2 being also along the westerly and northerly boundary of said Reserved Parcel "E" for the following seven courses: run South 29°30'56" West 419.65 feet; thence South 14°30'56" West 66.19 feet; thence South 00°29'04" East 810.00 feet to a point of curvature; thence southwestwardly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing South 44°30'56" West, 318.20 feet to a point of tangency; thence South 89°30'56" West 659.20 feet to a point on a curve; thence northerly along a curve to the right having an arc length of 151.10 feet, a radius of 720.00 feet, a central angle of 12°01'28" and a chord bearing North 06°29'48" West 150.83 feet to a point; thence South 89°30'56" West 1280.00 feet to the northwest corner of Block 164 of said plat of Lakeview; thence North 12°53'48" East along the southerly line of said Jefferson Davis Waterway for a distance of 297.66 feet to a point on a curve; thence northeasterly along a curve to the right having an arc length of 913.19 feet, a radius of 825.00 feet, a central angle of 63°25'15" and a chord bearing North 39°41'03" East 867.28 feet to a point of tangency; thence North 71°23'41" East 1251.37 feet to a point of curvature; thence easterly along a curve to the right having an arc length of 603.42 feet, a radius of 825.00 feet; a central angle of 41°54'25" and a chord bearing South 87°39'07" East, 590.05 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

All of that land vacated in the Subdivision Plat Of Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13 Pages 1 through 29, per Resolution 95-56 as recorded in Official Records Book 538 at Pages 1611 through 1613, Public Records of Flagler County, Florida, being described as follows:

BEGINNING at the southwestwardly corner of Lot 22, Block 143 of the aforesaid Lakeview - Section 37; thence North 80°26'17" East a distance of 49.47 feet to a point of curvature of a curve to the right; thence northeasterly along said curve having a radius of 300.00 feet, a central angle of 14°34'59" an arc length of 76.36 feet and a chord bearing North 87°43'47" East, 76.15 feet to a point on a non-tangent line; thence North 09°33'43" West, a distance of 1273.40 feet; thence North 80°26'17" East a distance of 124.48 feet; thence South 47°01'13" East a distance of 97.49 feet to a point on a

non-tangent curve; thence northeasterly along a curve to the right having a radius of 150.00 feet; a central angle of 08°07'48", an arc length of 21.28 feet and a chord bearing North 47°02'41" East, 21.27 feet to a point of tangency; thence North 51°06'35" East a distance of 100.00 feet; thence South 38°53'25" East a distance of 50.00 feet; thence South 51°06'35" West a distance of 100.00 feet to a point of curvature; thence southwesterly along a curve to the left having a radius of 100.00 feet, central angle of 05°43'46, an arc length of 10.00 feet and a chord bearing South 48°14'42" West, 10.00 feet to a point on a non-tangent line; thence South 50°07'21" East a distance of 153.93 feet; thence South 51°06'35" West a distance of 20.25 feet; thence South 09°33'43" East a distance of 936.00 feet; thence South 35°36'55" East a distance of 82.42 feet; thence South 81°24'11" East a distance of 240.00 feet; thence South 08°35'49" West a distance of 125.00 feet; thence South 81°24'11" East a distance of 27.55 feet to a point on a non-tangent curve; thence southwesterly along curve to the left having a radius of 40.00 feet, a central angle of 77°21'52", an arc length of 54.01 feet and a chord bearing South 08°35'49" West 50.00 feet to a point on a non-tangent line; thence North 81°24'11" West a distance of 4.59 feet; thence South 08°35'49" West a distance of 125.00 feet; thence North 81°24'11" West a distance of 480.00 feet; thence South 84°38'20" West a distance of 69.97 feet; thence North 03°00'11" West a distance of 144.02 feet to a point on a non-tangent curve; thence southwesterly along a curve to the left having a radius of 250.00 feet, a central angle of 13°34'27", an arc length of 59.23 feet and a chord bearing South 87°13'31" West, 59.09 feet to a point of tangency; thence South 80°26'17" West a distance of 51.03 feet to a point on a non-tangent curve; thence northwesterly along a curve to the left having a radius of 200.00 feet, a central angle of 07°10'51" an arc length of 25.07 feet and a chord bearing North 05°58'17" West 25.05 feet to a point of tangency; thence North 09°33'43" West a distance of 25.00 feet to the POINT OF Beginning, the above described parcel of land is situated in Section 22, Township 10 South, Range 30 East, Flagler County, Florida.

ALSO INCLUDING:

Part of Reserved Parcel "R-1", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1 through 29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most easterly corner of said Reserved Parcel "R-1"; thence South 38°35'49" West along the southeasterly line of said Reserved Parcel "R-1" for a distance of 767.47 feet; thence North 51°24'11" West 1300.81 feet to the most westerly corner of said Reserved Parcel "R-1"; thence North 54°59'31" East, 148.96 feet; thence South 59°22'19" East 485.17 feet; thence South 73°43'22" East 217.49 feet; thence North 77°17'42" East 363.21 feet; thence North 38°35'49" East 191.24 feet; thence South 51°24'11" East 350.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING:

A parcel of land being a portion of Reserved Parcel "E" according to the Subdivision Plat Lakeview Section 37, Palm Coast Park at Palm Coast, recorded in Map Book 13, Pages 1 Through 29, of the Public Records of Flagler County, Florida, being more particularly described as follows:

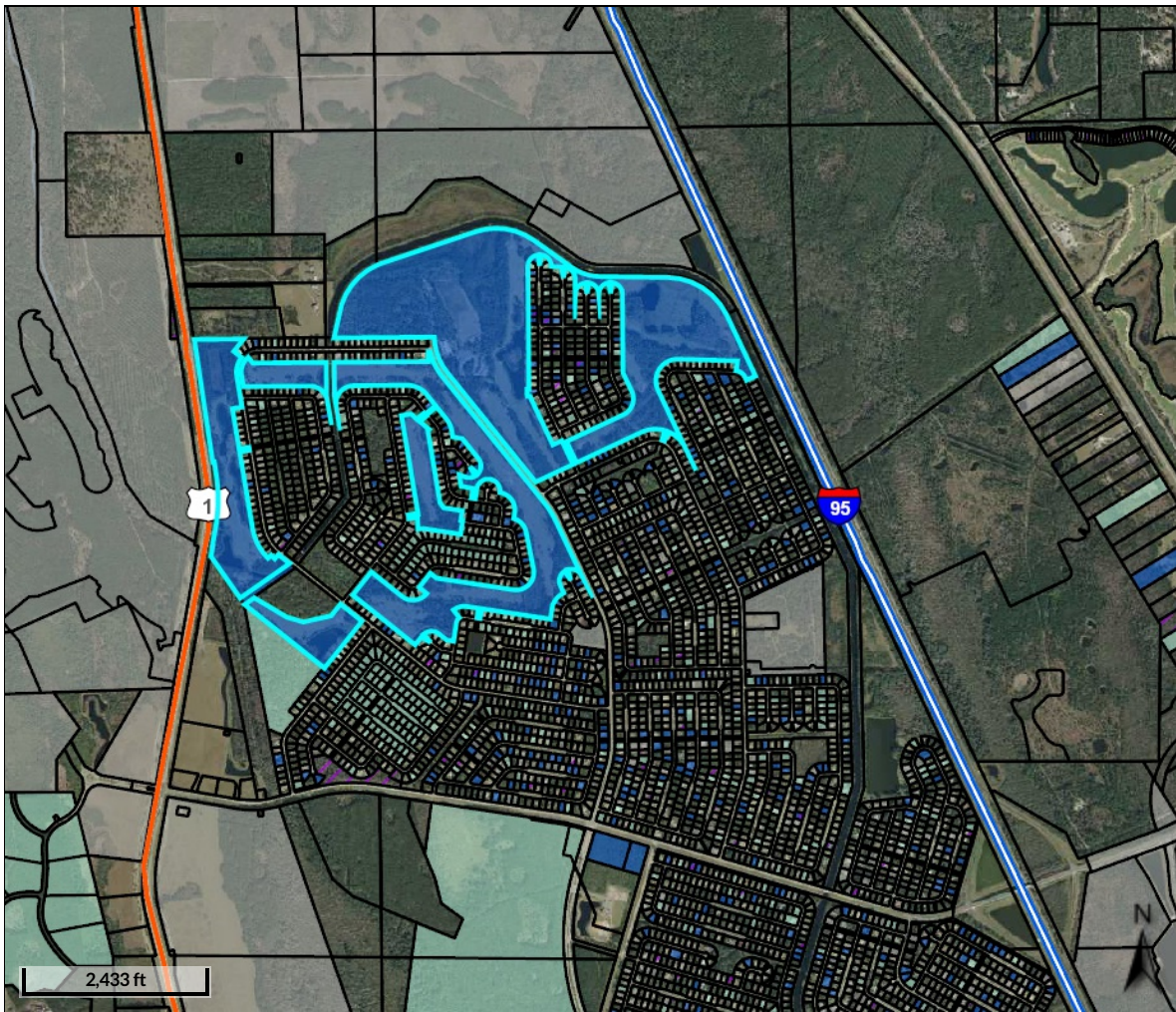
A POINT OF REFERENCE being the northeast corner of Lot 1, Block 75; thence North 25°15'02" West along the west line of Belle Terre Waterway a distance of 862.29 feet to THE POINT OF BEGINNING; thence departing Belle Terre Waterway (as platted) 921.97 feet along the arc of a curve to the left (concave southerly) have a central angle of 64°01'49", a radius of 825.00 feet, a chord bearing of North 57°15'57" West and a chord distance of 874.74 feet to a point of tangency, thence North 89°16'51" West a distance of 858.76 feet to a point of curvature; thence 411.10 feet along the arc of a curve to the right (concave northerly) having a central angle of 34°53'44", a radius of 675.00 feet, a chord Bearing of North 71°49'59" West and a chord distance of 404.78 feet to the end of said curve

being a point on the boundary of Jefferson Davis Waterway as recorded in Official Records Book 549, Pages 966 through 990, of the Public Records of Flagler County, Florida; thence North 35°36'53" East along said waterway a distance of 30.00 feet to a point on a non-tangent curve; thence easterly 392.83 feet along the arc of a curve to the left (concave northerly) having a central angle of 34°53'44", a radius of 645.00 feet, a chord bearing of South 71°49'59" East and a chord distance of 386.79 feet to a point of tangency; thence South 89°16'51" East a distance of 858.76 feet to a point of curvature; thence 955.50 feet along the arc of a curve to the right concave southwesterly having a central angle of 64°01'49", a radius of 855.00 feet, a chord bearing of South 57°15'57" East and a chord distance of 906.54 feet to the end of said curve; thence South 64°44'58" West a distance of 30.00 feet to the POINT OF BEGINNING.

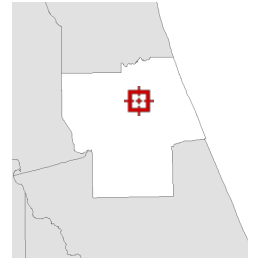
ALSO INCLUDING:

A PARCEL OF LAND LYING EAST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), BEING A PORTION OF LONDON WATERWAY, LAKEVIEW SECTION 37, AS RECORDED IN MAP BOOK 13, PAGE 26, LOCATED IN GOVERNMENT SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ASHWOOD WATERWAY (A 300 FOOT RIGHT-OF-WAY) PER SAID LAKEVIEW SECTION 37, WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1, (STATE ROAD 5, A 175 FOOT RIGHT-OF-WAY AT THIS POINT); THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 35°00'29" EAST ALONG SAID NORTHEASTERLY LINE OF ASHWOOD WATERWAY FOR A DISTANCE OF 649.53 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LONDON WATERWAY, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID ASHWOOD WATERWAY LINE NORTH 54°59'31" EAST ALONG THE NORTHWESTERLY LINE OF SAID LONDON WATERWAY FOR A DISTANCE OF 770.58 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LONDON DRIVE, (A 60 FOOT RIGHT-OF-WAY), PER SAID LAKEVIEW-SECTION 37; THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID LONDON WATERWAY SOUTH 51°24'11" EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 104.24 FEET TO THE SOUTHERLY LINE OF SAID LONDON WATERWAY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 54°59'31" WEST ALONG SAID SOUTHERLY LINE OF LONDON WATERWAY FOR A DISTANCE OF 800.00 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY LINE OF ASHWOOD WATERWAY; THENCE NORTH 35°00'29" WEST ALONG SAID ASHWOOD WATERWAY LINE FOR A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.



Overview



Legend

- Parcels
- Yearly Sales**
 - 2017
 - 2018
 - 2019
- Roads
- MLS Listings
- Streams and River

Parcel ID	07-11-31-7037-ORPOA-0002	Owner	MATANZAS GC PALM COAST LLC	Land Value	\$669,432	Last 2 Sales			
Class Code	ACREAGE- N		200 OCEAN CREST DRIVE	Ag Land Value	\$0	Date	Price	Reason	Qual
Taxing	61		UNIT 1111	Building Value	\$0	4/22/2019	\$600000	QUAL/MULT-PROP Q W/MULT-TAXIDS	
District			PALM COAST, FL 32137	Misc Value	\$0	10/3/2014	\$266800	QUAL/MULT-PROP Q W/MULT-TAXIDS	
Acres	277.4	Physical Address	398 LAKEVIEW BLVD	Just Value	\$669,432	MLS			
				Assessed Value	\$231,659				
				Exempt Value	\$0				
				Taxable Value	\$231,659				

Date created: 11/14/2019

Last Data Uploaded: 11/14/2019 10:14:51 AM

Developed by Schneider GEOSPATIAL

ADKINS SCOTT R & MARIAH A H&W
345 N 10TH STREET
FLAGLER BEACH, FL 32136

ARRASCUE ANIBAL
224 LONDON DRIVE
PALM COAST, FL 32137

BATAN DORON
1322 MALCOLM AVE
LOS ANGELES, CA 90024-5028

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

EPPERLY DENISE A
122 LONDON DRIVE
PALM COAST, FL 32164

HAVLICEK JOHN D & NELLIE I H&W
120 LONDON DRIVE
PALM COAST, FL 32137

KALISZEWSKI WHITNEY TYLER
117 LONDON DR
PALM COAST, FL 32137

LEE VENUS L
607 RUGBY ROAD APT 4B
BROOKLYN, NY 11230

LO JOHN &
ESTHER LO
#3 BENTLEY COURT
BOHEMIA, NY 11716

MAK BUNTHOEUN B &
SAMBO S DY-MAK H&W
11 LEMA LANE
PALM COAST, FL 32137

MATANZAS COVE LLC
185 CYPRESS POINT PKWY
PALM COAST, FL 32164

MATANZAS GC PALM COAST LLC
200 OCEAN CREST DRIVE UNIT 1111
PALM COAST, FL 32137

MATANZAS POINT PROPERTY
OWNERS ASSOC INC
145 CITY PLACE SUITE 300
PALM COAST, FL 32164

MATANZAS VIEW CONDOMINIUM LLC
1 FLORIDA PARK DR SOUTH ATRIUM STE
PALM COAST, FL 32137

MATANZAS WOODS GOLF
DEVELOPMENT LLC
16 CORDOBA CT
PALM COAST, FL 32137

MEMORIAL HOSPITAL-FLAGLER INC
60 MEMORIAL MEDICAL PKWY
PALM COAST, FL 32164

OTT WILLIAM C
PO BOX 717
WALLKILL, NY 12589

PEREIRA ARMINDA
62 WOODBURY DRIVE
PALM COAST, FL 32164

POTFAY PAUL & JUDITH M H&W
10 LEAVER DRIVE
PALM COAST, FL 32137

SARNI CONSTANTINO G & CAROL A
H&W TRUSTEES
7 NORTH PARK CIRCLE
PALM COAST, FL 32137

SHIELDS AMY K
118 LONDON DRIVE
PALM COAST, FL 32137

STUART MELISSA L & SEAN F
W&H
9 LEAVER DRIVE
PALM COAST, FL 32137

TANPIENGCO LOURDES O
TRUSTEE
403 MAIN STREET
E SETAUKET, NY 11733

VALDIVIESO JOSEPH R & GLADYS I
& YVONNE I VALDIVIESO JTWR
PO BOX 352265
PALM COAST, FL 32135-2265

ARTHURS DEREK & SHIRLEY H&W
8 GROVEHILL ROAD
HANDSWORTH BIRMINGHAM B21 9PA
,

ATAIDE ORLANDO R & IRACEMA B
ATAIDE TRUSTEES
6 LAKE PLACID PLACE
PALM COAST, FL 32137

ATCHISON JUSTIN &
KIM H&W
16 LAKE SUCCESS PLACE
PALM COAST, FL 32137

BOLYARD JACK D
TRUSTEE
9 LAKE PLACID PLACE
PALM COAST, FL 32137

BOU MARADY Y
1830 COPPERSTONE DRIVE #A
FLEMING ISLAND, FL 32003

BRAGA ARSENIO & KATHRYN H&W
13838 EIGHTH LINE GEORGETOWN
ON L7G 4S4,

BROADWOOD PAMELA
63 DEE BANKS
CHESTER NOVA SCOTIA,

CASTILLO ANDREW K
543 PLANTE STREET
KEY LARGO, FL 33037

CAYTON RONALD &
SANDRA H&W
15 LAKE CHARLES PLACE
PALM COAST, FL 32137

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

CVF II RESIDENTIAL INVESTMENTS
LLC
440 SOUTH LASALLE ST STE 2000
CHICAGO, IL 60605

DIFATTA ANGELO & ALEXANDRA H&W
13 LAKE CHARLES PL
PALM COAST, FL 32137

DILLAHAY EVERETT &
DEBRA HENRY FARQUHARSON H&W
8 LAKE CHARLES PLACE
PALM COAST, FL 32137

FENNICK EDWARD J &
JOAN M
14 LAKE PLACE
PALM COAST, FL 32137

FINNIGAN MICHAEL F & SUE
ZIEGLER
PO BOX 354066
PALM COAST, FL 32135

FLAGLER COUNTY
1769 E MOODY BLVD
BLDG 2 SUITE 303
BUNNELL, FL 32110

GREENE MICHAEL M & NANCY L
H&W
18 LAKE SUCCESS PLACE
PALM COAST, FL 32137

GUARNIZO JUSTINO & GLORIA H&W
LIFE ESTATE
4 LAKE PLACID PLACE
PALM COAST, FL 32137

HENNESSEY HOMES LLC
213 S SECOND ST #1
FLAGLER BEACH, FL 32136

JENIFER JOSEPH MELVIN SR &
CHRISTINE W H&W
560 WOODWARD AVENUE SE
ATLANTA, GA 30312-3348

LASHER DUANE C &
JILL C H&W
11 LAKE CHARLES PLACE
PALM COAST, FL 32137

LOBO JEFFREY C & KELLY V
GARCIA JTWROS
C/O LOBO PROPERTIES & CONSTR. 478
BRIDGEPORT, CT 06484

LOBUGLIO JOSEPH A &
KAREN A
1393 CAMBRIDGE AVENUE
NORTH TONAWANDA, NY 14120

LUCE TREVOR A
8 LAKE SUCCESS PLACE
PALM COAST, FL 32137

MAHAMADI ALI ADIL &
AMINA
801 FARLEY ROAD
WHITEHOUSE STATION, NJ 08889

MATANZAS GC PALM COAST LLC
200 OCEAN CREST DRIVE UNIT 1111
PALM COAST, FL 32137

MCSWEENEY SONJA L & KEVIN E
W&H
19 LAKE SUCCESS PLACE
PALM COAST, FL 32137

OCONNOR JAMES J & ISABEL L
7 LAKE PLACE
PALM COAST, FL 32137

OLEARY MARY ELIZABETH
3514 LANTERN BAY DRIVE
JUPITER, FL 33477

OLSEN JEFFREY GLENN &
TRACIANN H&W
4 LAKE CHARLES PLACE
PALM COAST, FL 32137

OPTIMUM GLOBAL PROPERTIES LLC
6996 PIAZZA GRANDE AVE SUITE 202
ORLANDO, FL 32835

PALM COAST OUTDOOR INC
C/O CLEAR CHANNEL OUTDOOR
2325 E CAMELBACK RD SUITE 400
PHOENIX, AZ 85016-3514

POORTE NICHOLAS R & AMBER
H&W
5 LAKE PL
PALM COAST, FL 32137

PORTER RICHARD E &
JEANNE A H&W
15 LAKE SUCCESS PLACE
PALM COAST, FL 32137

REBARBER FRED
241 S RIVERWALK DRIVE
PALM COAST, FL 32137

RODGERS HAROLD D &
DONNA D H&W
P O BOX 350226
PALM COAST, FL 32135-0226

SAVARD BRAD D &
DALE F H&W
20 LAKE SUCCESS PLACE
PALM COAST, FL 32137

SCOTT TERRY & MARGE
22 WOODSTON LANE
PALM COAST, FL 32164

SCOTT TERRY & MARJORIE SCOTT
22 WOODSTON LANE
PALM COAST, FL 32164

SHARP WILLIAM ARLINGTON &
MARY JANE MORSE-SHARP H&W
8 LAKE PLACID PLACE
PALM COAST, FL 32137

SHIH JENN-SHYONG &
VICKI
255 WASHINGTON PLACE
PARAMUS, NJ 07652-4754

TARIQ MUHAMMAD & CORINNE H&W
16 LAKE CHARLES PLACE
PALM COAST, FL 32137

THIBAUT ANTHONY J JR &
LYNDA J H&W
3 LAKE PLACID PLACE
PALM COAST, FL 32137

TISSUE PAULINE &
BRYAN RONAL TISSUE SR W&H
1121 DUNDEE RD
SYKESVILLE, MD 21784

VEITH GEORGE J & JODY LYNN
VEITH H&W
7851 PARK COURT NE
ELK RIVER, MN 55330

WIERZBA MICHAEL JOSEPH & CAROL
LEE H&W
8330 CARRIAGE HILLS DRIVE
BRENTWOOD, TN 37027

WYNN WILLIAM L III &
ADRIENNE H&W TRUSTEES
12 LAKE PLACID PLACE
PALM COAST, FL 32137

ZETAH JEFFREY & DENISE H&W
11 LAKE PLACID PLACE
PALM COAST, FL 32137

61 LEE DRIVE TRUST
PO BOX 360
FLAGLER BEACH, FL 32136

91 LINDSAY LANE TRUST
765 N BEACH STREET
ORMOND BEACH, FL 32174

AAE HOLDINGS LLC
84 RIVER TRAIL DRIVE
PALM COAST, FL 32137

ABRAHAM SAMUEL &
CYNTHIA H&W
PO BOX 351337
PALM COAST, FL 32135-1337

ABRANTES MANUEL R & MARIA P
ABRANTES H&W
15 LEWIS SHIRE PLACE
PALM COAST, FL 32137

ACHESON RICHARD & CORINNE H&W
154 LARAMIE DRIVE
PALM COAST, FL 32137

ACHESON RICHARD P & CORRINE P
H&W
154 LARAMIE DRIVE
PALM COAST, FL 32137

ACOSTA ALEX M & DINAH
VILLAFUERTE ACOSTA H&W
7922 GRANT STREET
DARIEN, IL 60561

ADAMOSKI ALISON
39 LEAVER DRIVE
PALM COAST, FL 32137

ADAMS HOMES OF NORTHWEST
FLORIDA INC
3000 GULF BREEZE PKWY
GULF BREEZE, FL 32563

ADKINS SCOTT R & MARIAH A H&W
345 N 10TH STREET
FLAGLER BEACH, FL 32136

AGUILAR DAVID & GAYLA A H&W
13 LEWIS DRIVE
PALM COAST, FL 32137

ALBERINO ANTHONY &
RITA
13 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

ALFORD JOSHUA ROLAND & KYLIE
RAE ALFORD H&W
49 LEAVER DRIVE
PALM COAST, FL 32137

ALICE DAI & PETER WUNG TRUST
4514 159 AVE NE
REDMOND, WA 98052

ALKHATIB KIFAH H
46 ISLAND ESTATES PARKWAY
PALM COAST, FL 32137

ALKHATIB RIAD & KIFAH H&W
45 LONDONDERRY DR
PALM COAST, FL 32137

ALKHATIB RIAD & KIFAH
H&W
45 LONDONDERRY DRIVE
PALM COAST, FL 32137

ALLALOUF JACOB N
ULTRA SHIPPING
P.O. BOX 11 33 38 D-20433 HAMBURG
,

ALLALOUF MOCHE
% YORAM ALLALOUF
THE COACH HOUSE HAMPSTEAD LANE
LONDON, N64RU

ALLALOUF SALOMON & FRANCINE
% PIERRE ALAIN CLAUDE
NO. 10 CHEMIN RIEU 1208 GENEVA
,

ALLEN EMILY
71 LEAVER DRIVE
PALM COAST, FL 32137

ALLISON DOROTHY G
241 RIVERSIDE DRIVE #1001
DAYTONA BEACH, FL 32117

AMARAL CUSTOM HOMES INC
13 UTILITY DRIVE
PALM COAST, FL 32137

AMATO MARY ANN
LIFE ESTATE
62 LONDON DRIVE
PALM COAST, FL 32137

AMERICAN ESTATE & TRUST
FBO GIULIANA VURAL IRA
6900 WESTCLIFF DRIVE STE 603
LAS VEGAS, NV 89145

AMERICAN HOMES 4 RENT
PROPERTIES SIX LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

ANDIAMO PROPERTIES LLC
120 SHADY RIVER BLVD
BADEN, PA 15005

ANDRIDGE ALAN D JR & BARBARA A
ANDRIDGE H&W
227 LONDON DRIVE
PALM COAST, FL 32137

ANSBRO PATRICK & LISA H&W
68 LEIDEL DRIVE
PALM COAST, FL 32137

APFELBACH DANIELA
185 LONDON DRIVE
PALM COAST, FL 32137

ARCE JAMES J &
CAROL A H&W
LIFE ESTATE 239 LONDON DRIVE
PALM COAST, FL 32137

AREVALO JUAN
18 LINDBERG LANE
PALM COAST, FL 32137

ARKIN RICHARD NEIL & SARAH H&W
9 LEE DRIVE
PALM COAST, FL 32137

ARMOUR EDOUARD F
121 HIGHCLERE LANE
CARY, NC 27518

ARNOLD TIMOTHY A & STACEY L
GUNBERG JTWROS
132 LONDON DRIVE
PALM COAST, FL 32137-9757

ARRASCUE ANIBAL
224 LONDON DRIVE
PALM COAST, FL 32137

ARTHURS DEREK & SHIRLEY H&W
8 GROVEHILL ROAD
HANDSWORTH BIRMINGHAM B21 9PA
,

ASHFORD JOHN
PO BOX 1744
MARCO ISLAND, FL 33146

ASHTON OSWALD C
23 LAKE SUCCESS DR
PALM COAST, FL 32137

ASHTON OSWALD C
23 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

ASPINWALL ANDREW B & BRADFORD
H LAKE AMC
26 LEWIS DRIVE
PALM COAST, FL 32137

ATAIDE ORLANDO R & IRACEMA B
ATAIDE TRUSTEES
6 LAKE PLACID PLACE
PALM COAST, FL 32137

ATAVIN VLADIMIR
PO BOX 875583
WASILLA, AK 99687

ATCHISON JUSTIN &
KIM H&W
16 LAKE SUCCESS PLACE
PALM COAST, FL 32137

ATKINS ROBERT &
EVELYN H&W
12 LEIDEL DRIVE
PALM COAST, FL 32137

ATLURU VENKATESWARA RAO &
VIJAYA LAKSHMI ATLURU
47 CREST HOLLOW LANE
SEARINGTON, NY 11507

B & B HOLDINGS OF PALM COAST
LLC
3 LONG LAKE WAY
PALM COAST, FL 32137

BALESTRIERI ANGELA
12 LAKE CHARLES LANE
PALM COAST, FL 32137

BANKHARDT KENNETH & DIANA J
BANKHARDT H&W
59 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

BARANOSKI JAMES L & PATRICIA E
H&W
36 LEIDEL DRIVE
PALM COAST, FL 32137

BARANOSKI JAMES L &
PATRICIA E H&W
36 LEIDEL DRIVE
PALM COAST, FL 32137

BARILE FRANK J
142 LINDSAY DRIVE
PALM COAST, FL 32137

BARILE JONATHAN
59 WELLESLEY LANE
PALM COAST, FL 32164

BARQUET JACINT
41 WOODBURY DR
PALM COAST, FL 32164

BARROW STEVEN J & CHRISTINA D
H&W
9 LAKE CHARLES LANE
PALM COAST, FL 32137

BATAN DORON
1322 MALCOLM AVE
LOS ANGELES, CA 90024-5028

BATARSEH ANDRIA K & ZOE A
TRUSTEES
1396 EL CAMINO REAL APT 307
MILLBRAE, CA 94030

BEAULIEU CHRISTINE M
3 LONG LAKE WAY
PALM COAST, FL 32137

BEAVEN HEATHER M & DOUGLAS G
H&W
1444 S CENTRAL AVE
FLAGLER BEACH, FL 32136

BEERS PETER E & ANNE MARIE
ROSE BEERS H&W
22 LEWIS DR
PALM COAST, FL 32137

BEMKO KRISTINE L
276 SAINT LUCIA DRIVE UNIT 201
BRADENTON, FL 34209

BENNICI NICOLE M
5 LAKE PLACID LANE
PALM COAST, FL 32137

BENNICI STEVE &
MARIE CLAIRE
18 CEDARFIELD CT
PALM COAST, FL 32137

BERGMAN ALAN DEAN & PATRICIA
BERGMAN H&W
84 LEE DR
PALM COAST, FL 32137

BERTRAND RANDALL J & JENNIFER
J BERTRAND H&W
12 LEMAY PLACE
PALM COAST, FL 32137

BESKIN RAISA
133 LONDON DRIVE
PALM COAST, FL 32137

BIEN-AIME JOCELYN
15041 S RIVER DRIVE
MIAMI, FL 33167

BILLER MICHAEL & ARIA PELIGIAN
H&W
22 LINDBERG LANE
PALM COAST, FL 32137

BIXBY JAY H & BONNY A H&W
PO BOX 353397
PALM COAST, FL 32135

BLACKFORD JOHN F & XIN QI H&W
56 BREWSTER LANE
PALM COAST, FL 32137

BLAIR KEVIN H & HOLLY H&W
2 LARK PLACE
PALM COAST, FL 32137

BLAKE MAURICE T
942 STERLING PLACE
N BABYLON, NY 11704

BLAKE VIVIENE
845 PINE STREET
BROOKLYN, NY 11208

BLUE WATER HOMES INC
4881 PALM COAST PKWY NW STE #1
PALM COAST, FL 32137

BOATRIGHT AMY & MICHAEL W
TINCHER II H&W
3 LAKE CHARLES LANE
PALM COAST, FL 32137

BOCKHEIM JAMES L & ALTON GAGE
JTWROS
78 LANGDON DRIVE
PALM COAST, FL 32137

BOLYARD JACK D
TRUSTEE
9 LAKE PLACID PLACE
PALM COAST, FL 32137

BONETA JUAN B & OLGA I
BONETA H&W
3 WHITMAN PLACE
PALM COAST, FL 32164

BONNER RAYMOND D JR &
DEBORAH E
1 LAKE PLACID LANE
PALM COAST, FL 32137

BONTEMPO LOUIS & CAMILLE H&W
43 LEAVER DRIVE
PALM COAST, FL 32137

BOU MARADY Y
1830 COPPERSTONE DRIVE #A
FLEMING ISLAND, FL 32003

BOURQUE PETER J & HEATHER
BOSS-BOURQUE H&W
48 RED FOX LANE BAYFIELD, NEW BRUNSWICK
CANADA,

BRADLEY JAMES J & CELINE H&W
12 WASSERMAN DRIVE
PALM COAST, FL 32164

BRAGA ARSENIO & KATHRYN H&W
13838 EIGHTH LINE GEORGETOWN
ON L7G 4S4,

BRANT WILLIAM B & AMY R H&W
PO BOX 350424
PALM COAST, FL 32135-0424

BRENDEL RICHARD M &
LISA A H&W TRUSTEES
P O BOX 351874
PALM COAST, FL 32135-1874

BRICE JOHN & LISA H&W
44 LEAVER DRIVE
PALM COAST, FL 32137

BRIGHAM DAVID L & PAMELA LEE
BRIGHAM H&W
70 LONDON DRIVE
PALM COAST, FL 32137

BROADWOOD PAMELA
63 DEE BANKS
CHESTER NOVA SCOTIA,

BROWN MARK A
5325 NW 23RD STREET
LAUDERHILL, FL 33313

BROWNSTEIN MICHAEL & MARY
BROWNSTEIN H&W
80 LINDSAY DRIVE
PALM COAST, FL 32137

BROYDO OLEG & VIKTORIYA
RAGULINA & ELVIRA RAGULINA JTW
80 LONDON DRIVE
PALM COAST, FL 32137

BRUNZ JANICE JOYCE &
HENRY ALLEN BRUNZ W&H
LIFE ESTATE 6095 N WHISPERING OAK I
BEVERLY HILLS, FL 34465

BRYAN WILLIAM H & PAMELA S
H&W
7 LEE DR
PALM COAST, FL 32137

BRYANT NATALIE P
146 LONDON DRIVE
PALM COAST, FL 32137

BUCHMANN MARC
EMIEL VERREESTRAAT 37 / 15
2300 TURNHOUT BELGIUM
,

BUENAVENTURA MARIANO M AND
IMELDA D
111 SHRUB HOLLOW ROAD
ROSLYN, NY 11576

BUNCH DEBORAH GAYLE
91 LANCELOT DRIVE
PALM COAST, FL 32137

BUONO JOSEPH A & ROSINA H H&W
25 LEE DRIVE
PALM COAST, FL 32137

BURCHELL HARRIS L
TRUSTEE
221 LONDON DRIVE
PALM COAST, FL 32137

BURT JESTIANA & DONALD
HENRIQUES JTWROS
39 BUNKER KNOLLS LN
PALM COAST, FL 32137

CAIRNS STEPHEN J
11 LEWIS SHIRE PLACE
PALM COAST, FL 32137

CALL MARK N & LORRAINE H&W
53 LEIDEL DRIVE
PALM COAST, FL 32137

CAMILO FERNANDO & SOCRATES D
NAVOTAS
11 CONLEY COURT
PALM COAST, FL 32137

CAMP ERIC G
14 LEE DRIVE
PALM COAST, FL 32137

CAMPO JAMES S &
SANDRA M H&W
2 LEEDS PL
PALM COAST, FL 32137-9741

CAMPOS FREDERICK A & KATHLEEN
H&W
13595 BERLIN TPKE
LOVETTSVILLE, VA 20180-3033

CANDETO JOSEPH K & VICKIE C
H&W
126 LINDSAY DRIVE
PALM COAST, FL 32137

CANISSARIO LORI A & DANIEL G
CANISSARIO W&H
55 LEMA LANE
PALM COAST, FL 32137

CANTERBURY ESTATES AT MATANZAS
WOODS HOMEOWNERS ASSOCIATION
INC 195 WELLINGTON DRIVE
PALM COAST, FL 32164

CARLIN BRIAN WILLIAM & DEBRA
LYNN H&W
9 LEE PLACE
PALM COAST, FL 32137

CARLIN MICHAEL D & BRANDY
JOY CARLIN H&W
13 LEWISTON COURT
PALM COAST, FL 32137

CARONNA LOUIS J & MAYTE H&W
18 LEE DRIVE
PALM COAST, FL 32137

CARPANZANO JOSEPH &
RUTH H&W
16 LINDBERG LANE
PALM COAST, FL 32137

CARR MARVIN J & LYNDIA L
LITTLE JTWROS
45 LONDONDERRY DRIVE
PALM COAST, FL 32137

CARRUBE NICHOLAS & CARI ANNE
SLIZEWSKI
231 LONDON DRIVE
PALM COAST, FL 32137

CARTON ESIN K
2 ROCKAWAY AVE
GARDEN CITY, NY 11530

CASCALHEIRA MANUEL F & IRENE
H&W
2175 TYLER STREET
UNION, NJ 07083

CASTELLON RAUL A
447 FOREST AVE #1
LYNDHURST, NJ 07071-2435

CASTILLO ANDREW K
543 PLANTE STREET
KEY LARGO, FL 33037

CASTRO DIEGO B & JUANITA M
CASTRO H&W
7 LARCHMONT PLACE
PALM COAST, FL 32164

CATUTO ROBERT F &
LYNN M CATUTO H&W
17 LINDBERG LANE
PALM COAST, FL 32137

CAVALIERE PETER &
SANDRA A H&W JTWROS
125 LARAMIE DRIVE
PALM COAST, FL 32137

CAYOUEE NAPOLEON JR &
NANCY
163 LONDON DRIVE
PALM COAST, FL 32137

CAYTON RONALD &
SANDRA H&W
15 LAKE CHARLES PLACE
PALM COAST, FL 32137

CESPEDES ARNULFO &
ESNEDA H&W
218 LONDON DRIVE
PALM COAST, FL 32137

CHACON WILLIAM &
GLORIA ARAUJO JTWROS
CONJ RESIDENCIAL ANTAS CASA #3 EN
,

CHAGNON GERARD & NIKKI L
CHASE-CHAGON H&W LIFE ESTATE
152 LARAMIE DRIVE
PALM COAST, FL 32137

CHAGNON GERARD F & NIKKI L
CHASE CHAGNON H&W LIFE ESTATE
152 LARAMIE DRIVE
PALM COAST, FL 32137

CHARLES KELLI E & MARCIA M &
DENNIS L CHARLES H&W
69 LEIDEL DRIVE
PALM COAST, FL 32137

CHARRY HERNAN
3732 AMHERST COURT
BETHLEHAM, PA 18020

CHEBAN SERGEY
2310 SUNSET BLUFF DRIVE
JACKSONVILLE, FL 32216

CHENG JAMES KUM-MAN
16 KNOLLWOOD AVE
DOUGLSTON, NY 11363

CHENG SHIH KAN &
YIM-FUNG CHENG
35-36 222ND STREET
BAYSIDE, NY 11361

CHENOWITH BERNADETTE
76 LANGDON DRIVE
PALM COAST, FL 32137

CHEW RANDALL & CHRISTI
BUNZEY-CHEW H&W
189 LONDON DRIVE
PALM COAST, FL 32137

CHILDS JERRY & BARBARA J H&W
5 LEWIS SHIRE PLACE
PALM COAST, FL 32137

CHIMENTO RICHARD K & FLORENDA
H&W
128 LONDON DRIVE
PALM COAST, FL 32137

CHU MANNIX S
79-41 266TH STREET
FLORAL PARK, NY 11004

CHUENG MAN MING
51 BOULDER DR
EDISON, NJ 08817

CIFELLI JOSEPH &
JEAN CIFELLI
14 MARRIMAC RD
RANDOLPH, NJ 07869

CITY OF PALM COAST THE
160 LAKE AVENUE
PALM COAST, FL 32164

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

CLARK JEANA LEONA
1784 GRASSINGTON WAY S
JACKSONVILLE, FL 32223

CLAY-YOUNG PAMELA K & BRETT
ALLEN YOUNG W&H
1111 FINCASTLE RD
LEXINGTON, KY 40502

CLEVINGER ROBERT L & JUDI L
H&W
305 N MAIN STREET
ALEXIS, IL 61412

COBB ROBERT &
DOREEN D DUNCAN JTWROS
82 LANCELOT
PALM COAST, FL 32137

COCHRAN MICHAEL J & LUELLA
PENISTON H&W
432 SOTHBY WAY
DEBARY, FL 32713

CODY MICHAEL TRUSTEE
15 LEWIS DRIVE
PALM COAST, FL 32137

COHEN ROBERT ANDREW
400 SHADY OAKS DR APT 307
PALM COAST, FL 32164-2537

COHEN ROBERT ANDREW
400 SHADY OAKS DRIVE APT 307
PALM COAST, FL 32164

COLASANTI JOSEPH &
MAUREEN H&W
135 LONDON DRIVE
PALM COAST, FL 32137

COLE PAUL
29 LAKE SUCCESS DR
PALM COAST, FL 32137

COLON ADA & BENITO GARCIA
27 LONDONDERRY DR
PALM COAST, FL 32137

COLUMBUS JERRY J & JANET G H&W
37 LEWISDALE LANE
PALM COAST, FL 32164

COOK DAVID J &
HAZEL & NANNEY H D
C/O DENNIS K BAYER ESQ 109 6TH STRI
FLALGLER BEACH, FL 32136

COOK ROBERT W & KATHRYN E
COOK H&W
17 FERNWOOD DRIVE
LITCHFIELD, NH 03052

COSENZA CAROLYN A
PO BOX 288
BEDFORD, NY 10506

COSENZA JOSEPH P
PO BOX 288
BEDFORD, NY 10506

COSTA KENNETH J
12 HOMESITE COURT
HUNTINGTON, NY 11743

COSTA MARCO A & GRACE MARTINS
H&W
69 LEMA LANE
PALM COAST, FL 32137

CRAFT DUSTIN S
2775 MESA VERDE DRIVE E APT G103
COSTA MESA, CA 92626

CROWLEY CHRISTOPHER B & HANNA
Y CROWLEY H&W
17 BANTLEY CIRCLE
SMITHFIELD, NC 27577-9133

CRUZ JUAN &
ISABEL CRUZ
34 LEIDEL DRIVE
PALM COAST, FL 32137

CULLIGAN KATHERINE W FATTIZI
110 LINDSAY DRIVE
PALM COAST, FL 32137

CURLEY ALAN J & DOREEN E H&W
12 LEWISTON COURT
PALM COAST, FL 32137

CURMODE STEPHEN & DEBORAH ANN
HARRIS-CURMODE H&W
143 LARAMIE DRIVE
PALM COAST, FL 32137

CURRAS LUZ M
205 LONDON DRIVE
PALM COAST, FL 32137

CVF II RESIDENTIAL INVESTMENTS
LLC
440 SOUTH LASALLE ST STE 2000
CHICAGO, IL 60605

DANDY ROSCOE GREER TRUSTEE
32 LEWIS DRIVE
PALM COAST, FL 32137

DANIEL GALE CHERYL
17 LEIDEL DRIVE
PALM COAST, FL 32137

DARBONNE ROLAND &
GERALDA L H&W
44 LONDON DRIVE
PALM COAST, FL 32137

DASILVA-GORDON LUISA T
12 EIGHT IRON PLACE
PALM COAST, FL 32164

DAVIS CHARLES J & MARIA DAVIS
H&W
26 ROLLING FERN DR
PALM COAST, FL 32164

DE FREITAS JOHN & MARIA IRENE
DE FREITAS H&W
184 NEW YORK AVENUE
NEWARK, NJ 07105

DE MARCHI RICARDO
11 LAKE CHARLES LANE
PALM COAST, FL 32137

DEANDREA ROBERT J &
ELIZABETH A MASSIE-DEANDREA
H&W 12 LEE DRIVE
PALM COAST, FL 32137

DEARMOTT MICHAEL
130 LARAMIE DRIVE
PALM COAST, FL 32137

DEBOFF SHERYL H TRUSTEE
24 LINCOLN LANE
PALM COAST, FL 32137

DEFEO DONALD & ANNA H&W
88 LONDON DRIVE
PALM COAST, FL 32137

DEFEO GARY D & MARIA E H&W
36 LEE DRIVE
PALM COAST, FL 32137

DEGUTIS BARBARA A
22 LEIDEL DRIVE
PALM COAST, FL 32137

DEL MONTE GEORGE A JR &
CAROLYN M DEL MONTE H&W
LIFE ESTATE 16 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

DELGROSSO KATHLEEN
18 LEWISTON CT
PALM COAST, FL 32137

DEMARCO SALVATORE & RUBY
DEMARCO H&W
72 LEMA LANE
PALM COAST, FL 32137

DEMPSEY ALTON W SR &
JACQUELINE J H&W
195 LONDON DRIVE
PALM COAST, FL 32137

DESHIELDS EUNICE
5 LEWIS SHIRE WAY
PALM COAST, FL 32137

DEVOGEL DONALD BERT
TRUSTEE
3 LONGFELLOW DRIVE
PALM COAST, FL 32137

DIAZ MAX & LIZA DIAZ H&W
61 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

DIFATTA ANGELO & ALEXANDRA H&W
13 LAKE CHARLES PL
PALM COAST, FL 32137

DIGILIO JAMES J & JOANNE E H&W
10 LEWIS SHIRE PL
PALM COAST, FL 32137-9766

DILLAHAY EVERETT &
DEBRA HENRY FARQUHARSON H&W
8 LAKE CHARLES PLACE
PALM COAST, FL 32137

DILWORTH CHRISTINA VALERIE
29 LEWISDALE LANE
PALM COAST, FL 32137

DIMAGGIO PAUL G & ELISABETH M
H&W
34 LEE DRIVE
PALM COAST, FL 32137

DINEEN PAUL & CAROLEEN H&W
8 WATEING PLACE
PALM COAST, FL 32164

DIVERSIFIED PROPERTY
MANAGEMENT LLC
211 W MAIN
CHANUTE, KS 66720

DOBSON RICHARD S & SUZANNE R
DOBSON H&W
23 LEWIS DRIVE
PALM COAST, FL 32164

DODENHOFF WILLI J & DONNA
H&W
119 LARAMIE DRIVE
PALM COAST, FL 32137

DODS KATHRYN J
215 LONDON DRIVE
PALM COAST, FL 32137

DOLCE GASPERE &
BARBARA H&W
10 LEIDEL DRIVE
PALM COAST, FL 32137

DOLINKY ADRIENNE B
TRUSTEE
16 LEIDEL DRIVE
PALM COAST, FL 32137

DOLINKY ADRIENNE
16 LEIDEL DR
PALM COAST, FL 32137

DONAHUE GREGORY & BARBARA H&W
LIFE ESTATE
7 LARK PL
PALM COAST, FL 32137

DOVER BRIAN
3 LEWIS DRIVE
PALM COAST, FL 32137

DOYLE EDWARD M III & VICTORIA
S H&W
20 LEWIS DRIVE
PALM COAST, FL 32137

DRIGGERS ERNEST A & JASMIN H&W
27 LARAMIE DRIVE
PALM COAST, FL 32137

DROBINSKI WILLIAM & KATHERINE
H&W
60 LEE DRIVE
PALM COAST, FL 32137

DUFFY JANINE M & NICHOLAS J
BARBARA
113 LINDSAY DRIVE
PALM COAST, FL 32137

DUKHON NINA & ALEX MEDVEDVOSKY
W&H
961 COLONIAL ROAD
FRANKLIN LAKES, NJ 07417

DUMAS GLORIA J
130 LINDSAY DRIVE
PALM COAST, FL 32137

DUMAS GLORIA J
132 LINDSAY DRIVE
PALM COAST, FL 32137

DUNBAR KARMEL JR & LISA M H&W
72 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

DUNNE MARTIN F
8 LEWIS PLACE
PALM COAST, FL 32137

EATON TRACEY D
138 LARAMIE DRIVE
PALM COAST, FL 32137

EDEN JAMES C & CYNTHIA M H&W
TRUSTEES
50 AUDUBON LANE
FLAGLER BEACH, FL 32136

EDGAR ROSS M
6 LAKE PLACID LANE
PALM COAST, FL 32137

EDWARDS STEPHEN V & PHYLLIS A
H&W LIFE ESTATE
52 LEAVER DRIVE
PALM COAST, FL 32137

EICKELBERGER LILLIAN CLAIR
LIFE ESTATE
4 LAKE PLACID LANE
PALM COAST, FL 32137

EIDMAN MARK D JR
4 LARKSPUR WAY
PALM COAST, FL 32137

EIG ALVIN AND
CLAIRE H/W
35 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

ENDLER THOMAS F &
MYRA J
260 BRIDGE STREET PO BOX 484
HASTINGS, PA 16646

EPPERLY DENISE A
122 LONDON DRIVE
PALM COAST, FL 32164

EUASHACHAI BUNSONG &
SUNISA
92-16 43RD AVENUE
ELMHURST, NY 11373

EXANTUS NAFISSAH V
73 LONDON DRIVE
PALM COAST, FL 32137

FALKENHAGEN MARIA T Y
157 LONDON DRIVE
PALM COAST, FL 32137

FAUSTINO JOSE
223 LONDON DR
PALM COAST, FL 32137

FAY HARRY D & ELLEN F I
1575 KINGSWOOD DRIVE
HILLBOROUGH, CA 94010

FENNICK EDWARD J &
JOAN M
14 LAKE PLACE
PALM COAST, FL 32137

FENTON WILLIAM T
PO BOX 621
YARMOUTHPORT, MA 02675

FERGUSON WM P JR &
DAN A WILCOX
TRUSTEES 25 SOUTHERN PINE TRAILS
ORMOND BEACH, FL 32174

FERNANDEZ JOAO MACEDO
RUA DR JOSE JOAQUIM DE FREITAS
#22, SANTA MARIA MAIOR 9060-143 FUNI
MADEIRA ISLAND,

FERRARO NICOLA & NADINE
FERRARO H&W
234 LONDON DRIVE
PALM COAST, FL 32137

FERRENA ALIDA & SALMA HAMID
53 COLONIAL COURT
PALM COAST, FL 32137

FIALLOS KYMBERLY S
54 LEE DRIVE
PALM COAST, FL 32137

FINNIGAN MICHAEL F & SUE
ZIEGLER
PO BOX 354066
PALM COAST, FL 32135

FIorentino CHARLES C & ANN H&W
30 LINDBERG LANE
PALM COAST, FL 32137

FISHER TOMMY T & STEPHANIE M
FISHER H&W
91 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

FLAGLER COUNTY
1769 E MOODY BLVD
BLDG 2 SUITE 303
BUNNELL, FL 32110

FLAHERTY STEPHEN W JR &
DONNA H&W
26 LINCOLN LANE
PALM COAST, FL 32137

FLANNERY JAMES A &
SUSAN L H&W
2 LEMAY PLACE
PALM COAST, FL 32137

FLORES LEYLA ROSA
3599 COLLONADE DR
WELLINGTON, FL 33449

FLYNN JAY & KEITH FLYNN &
DAVID FLYNN JTWROS
47 LONDONDERRY DRIVE
PALM COAST, FL 32137

FOO SAY LENG &
WEE JEE FOO
827 56 ST
BROOKLYN, NY 11220

FORSYTHE MARIE L LOUISE
TRUST
C/O MICHELE LOGAN 24 EGRET DRIVE
PALM COAST, FL 32137

FOSTER DAVID L & KATHLEEN A
REGAN
52 LEIDEL DRIVE
PALM COAST, FL 32137-9739

FOUBERT ELI D &
LEA C VERBVAENEN
FAM. FOUBERT-VERBAENEN AUGUSTIG
,

FOX MARY M
48 LEAVER DRIVE
PALM COAST, FL 32137

FRANCAVILLA JOHN A &
THERESA A
TRUSTEES 142 LARAMIE DRIVE
PALM COAST, FL 32137

FREDA ANTHONY & LUCILLE H&W
197 MAPLE STREET
MEDFORD, NY 11763

FUENTES LUIS A
TRUSTEE
30 BUNKER HILL DR
PALM COAST, FL 32137

GABAY NERVAL & MYRTLE F
LIFE ESTATE
40 LEWIS DRIVE
PALM COAST, FL 32137

GALEONE VICTOR AS BISHOP OF
THE DIOCESE OF ST AUGUSTINE
11625 OLD ST SUGUSTINE RD
JACKSONVILLE, FL 32258

GAMBA PAUL A & KATHLEEN S H&W
11 CROMPTON PLACE
PALM COAST, FL 32137

GAMEZ MARIA & RICO GAMEZ
20 HEATHER RIDGER
HIGHLAND MILLS, NY 10930

GANEM BRUCE ALLEN
136 LINDSAY DRIVE
PALM COAST, FL 32137

GARCES CESAR A &
VICKI J PITTAS H&W
10 MAC SPAR DRIVE
RANDOLPH, NJ 07869

GARCIA LUIS O &
DANIELA H&W
10 BURBANK STREET
YONKERS, NY 10710

GARCIA MIGUEL & ANGELA VELEZ
GARCIA H&W
7 LEWIS PLACE
PALM COAST, FL 32137

GARITY MELISSA ANN
27 LINDBERG LANE
PALM COAST, FL 32137

GASPAR ASHLEY
7 LEIDEL DRIVE
PALM COAST, FL 32137

GASZEK FRANCIS & VANDA H&W
194 LONDON DRIVE
PALM COAST, FL 32137

GENEST BURNETT J & SAMANTHA
H&W
5 LEWIS PLACE
PALM COAST, FL 32137

GIDDINGS JAN A &
CAROL A SKEETE-GIDDINGS H&W
57 LANCELOT DRIVE
PALM COAST, FL 32137

GIGLIO DONNA MARIE
88 LINDSAY DRIVE
PALM COAST, FL 32137

GINOCCHIO GUADALUPE
PO BOX 1078
FLAGLER BEACH, FL 32136

GIROLAMO ANGELO D
159 LONDON DR
PALM COAST, FL 32137

GIUSTINIANI THERESA M
LIFE ESTATE
40 LEE DRIVE
PALM COAST, FL 32137

GLOVER RICHARD A & JANET H&W
54 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

GOFF ERNEST JOHN JR
LIFE ESTATE
55 LONDONDERRY DRIVE
PALM COAST, FL 32137

GOGGANS STEVEN & LAJUANA D
GOGGANS
65 LEIDEL DRIVE
PALM COAST, FL 32137

GONCE AMANDA
162 LONDON DRIVE
PALM COAST, FL 32137

GORDON RICHARD L & CATHERINE M
H&W
56 LONDONDERRY DR
PALM COAST, FL 32137

GOYAL RAVINDRA K &
DAMYANTI
51 LARCH DRIVE
MANHASSET HILLS, NY 11040

GRAHAM MARK &
JANET H&W
15811 SEDGEWYCK CIRCLE NORTH
DAVIE, FL 33331-3447

GRAMBLE JAMES M & EILEEN T H&W
7 LEMA LANE
PALM COAST, FL 32137

GRANT-MICAH JULIAN
PO BOX 352731
PALM COAST, FL 32135

GRAU LUIS A &
ALICIA R GRAU
21 LEE DRIVE
PALM COAST, FL 32137

GRAY ENTERPRISES INC
500 CR 115 NORTH
BUNNELL, FL 32110

GREEN RIMMA TRUSTEE
19 AVE DE LA MER UNIT 1005
PALM COAST, FL 32137

GREEN RIMMA
TRUSTEE
19 AVE DE LA MER UNIT 1005
PALM COAST, FL 32137

GREENE ANDREW & PATRICIA
9 PENELOPE DRIVE
SETAUKET, NY 11733

GREENE MICHAEL M & NANCY L
H&W
18 LAKE SUCCESS PLACE
PALM COAST, FL 32137

GREGORINI VICTOR J & ERICA
TANTLINGER GREGORINI H&W
225 SKYLINE DRIVE
BELLE VERNON, PA 15012

GRENIER RUSSELL C & BRENDA M
H&W LIFE ESTATE
1 LEMAY PL
PALM COAST, FL 32137

GRILLO DIANA & RAYMOND C
BURHANS & FRANCES M BURHANS
H&W JTWROS 17 LEE DRIVE
PALM COAST, FL 32137

GRIMES MICHAEL J & DOROTHY
BOLSTER-GRIMES H&W
129 STOUT DRIVE
POCONO PINES, PA 18347

GRISHIN DENIS
277 SAYRE DRIVE
PRINCETON, NJ 08540

GROVES LESLIE R
236 LONDON DRIVE
PALM COAST, FL 32137

GRUTER-HELLER BARBARA
WILDBACHSTRASSE 65A
8008 ZURICH,

GUARNIZO JUSTINO & GLORIA H&W
LIFE ESTATE
4 LAKE PLACID PLACE
PALM COAST, FL 32137

GULPE VLADIMIR & TATIANA H&W
22 EMPIRE DRIVE
BRADFORD ONTARIO,

GURARY DAVID & IRINA FALBERG
H&W
1 LEE PLACE
PALM COAST, FL 32137

GURARY DAVID TRUSTEE
5163 QUEENSBORO DRIVE
RICHMOND HEIGHTS, OH 44143

GURRO DOREEN
71 LINDSAY DR
PALM COAST, FL 32137

GUTIERREZ HEATHER LEE
9 LEWIS SHIRE PLACE
PALM COAST, FL 32137

GUTIERREZ PETER & LEE ANN H&W
32 LEE DRIVE
PALM COAST, FL 32137

HABIB UL HAQ QAZI &
ZAINUB U HABIB
550 KIELY BLVD APT 58
SAN JOSE, CA 95117

HAINES PAUL G &
JOANNA B HAINES H&W
98 LINDSAY DRIVE
PALM COAST, FL 32137

HAJDUK ROBERT
22 LEWISTON COURT
PALM COAST, FL 32137

HAKIM-ELAHI RENATE E &
ENAYAT HAKIM-ELAHI TRUSTEE
47 CRANE NECK ROAD
SETAUKET, NY 11733-1629

HALL RUSSELL V III & RUTH A
HALL H&W
56 LONDON DRIVE
PALM COAST, FL 32137

HAMILTON CHARLES & VALERIE H&W
8 LEWIS DRIVE
PALM COAST, FL 32137

HAMMES THOMAS
65 LEMA LANE
PALM COAST, FL 32137

HAMMONS EVELYN & ERIC HAMMONS
& GAIL STERCKX TRUSTEES
117 HELLER HILL RD
BLAIRSTOWN, NJ 07825

HARI JOE T & MEGHAN S BARRETT
H&W
30 LEMA LANE
PALM COAST, FL 32137

HARRINGTON ROBERT B &
JODY L H&W
62 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

HARTLEY SARAH L
59 LANCELOT DRIVE
PALM COAST, FL 32137

HASSAN RAFIK & ALLAM
HASSAN & SHARIFF HASSAN &
KARIM HASSAN 10206 THURSTON GROV
SEMINOLE, FL 33778

HASTY RONALD A & JOYCE S
1301 GUNPOWDER COURT
FORT WASHINGTON, MD 20744

HAVLICEK JOHN D & NELLIE I H&W
120 LONDON DRIVE
PALM COAST, FL 32137

HAYES MELANIE
133 LINDSAY DRIVE
PALM COAST, FL 32137

HAYNES JOYCE M & LLOYD
HAYNES W&H
58 LANCELOT DRIVE
PALM COAST, FL 32137

HAYNES LAURELLE A
LIFE ESTATE
10 LAKE CHARLES LANE
PALM COAST, FL 32137

HECKROTH JOHN D
42 ROCKINGHORSE ROAD
RANCHO PALOS VERDES, CA 90275

HEILMANN HERMANN
83 BURBANK DRIVE
PALM COAST, FL 32137

HELLER DANIELLE P
KLUSWEG 36 8032 ZURICH
,

HENAO GUILLERMO
2195 MULLIGAN DRIVE
COLORADO SPRINGS, CO 80920-1611

HENNESSEY HOMES LLC
213 S SECOND ST #1
FLAGLER BEACH, FL 32136

HENRIQUES FRANCISCO A
57 LONDON DRIVE
PALM COAST, FL 32137

HENRY LEONARD J &
BARBARA A H&W
68 LEMA LANE
PALM COAST, FL 32137

HERTEL RONALD ALLAN JR &
TIFFANY CARROLL HERTEL H&W
14 LEWISTON COURT
PALM COAST, FL 32137

HODGKINS DONNA M & DANIEL L
HODGKINS
50 LANCELOT DRIVE
PALM COAST, FL 32137

HOET ALFRED AND
CLEMENT IRENE
POSTBUS 2 8830 HOUGLEDE
,

HOET INGE
GUIDO GEZELLESTRAAT 1
883 HOEGLEDE
,

HOFFMAN S HARVEY & ILEINE LOIS
HOFFMAN H&W
136 LONDON DRIVE
PALM COAST, FL 32137

HOISINGTON KEVIN S & DEBORAH S
HOISINGTON H&W
17 LEWIS DRIVE
PALM COAST, FL 32137

HOLDIAY BUILDERS INC
2293 W EAU GALLIE BLVD
MELBOURNE, FL 32935

HOLIDAY BUILDERS INC
2293 W EAU GALLIE BLVD
MELBOURNE, FL 32935

HOMELIVING LLC
13 UTILITY DRIVE
PALM COAST, FL 32137

HOOSE DEBRA
1221 SE ELLSWORTH RD APT 27
VANCOUVER, WA 98664

HORGAS JOSEPH & TERESA A H&W
24 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

HOROS STEVEN G JR & CHRISTA
H&W
158 LONDON DR
PALM COAST, FL 32137

HOUSE ANNE
1558 SNOWBERRY COURT
TOMS RIVER, NJ 08755

HOWELL KEVIN A &
CANDI R HOWELL
64 LEAVER DRIVE
PALM COAST, FL 32137

HSIAO JENNIE H
6711 LAKESHORE DR #1203
MINNEAPOLIS, MN 55423

HSU HSIU SHIH & EMILY
P.O. BOX 771071
WOODSIDE, NY 11377-1071

HUDSON GEORGE E & KAREN E H&W
124 LINDSAY DRIVE
PALM COAST, FL 32137

HUFF JAMES R
PO BOX 99
COPPER HILL, VA 24079

HUFFMAN GARRY & HELEN H&W
52 LEMA LN
PALM COAST, FL 32137

HULSE EDWARD A &
AUDREY A HULSE H&W & TRACY
ANN HULSE 58 LONDON DRIVE
PALM COAST, FL 32137

HUTCHERSON RENEE K & WAYNE E
HUTCHERSON JTWROS
76 LEE DRIVE
PALM COAST, FL 32137

HUTCHISON NANCY J
LIFE ESTATE
23 LANSING LANE
PALM COAST, FL 32137-9628

HWANG JENNY
TRUSTEE
10 MELIA WAY
HUNTINGTON STATION, NY 11746

IMLER RICHARD C &
VERA M H&W
64 LANCELOT DR
PALM COAST, FL 32137

INGENITO SCOTT & JENNYFER
DICKENSON H&W
66 LEMA LANE
PALM COAST, FL 32137

INIGUEZ KELLY
3 LEWISTON COURT
PALM COAST, FL 32137

IOLE MARK JOSEPH & THOMAS
JOHN IOLE TRUSTEES
13 NORTH JACKSON ROAD
POUGHKEEPSIE, NY 12603

IVERSON BARRY C
61 LONDON DRIVE
PALM COAST, FL 32137

JABLONSKA ANNA A
26 PATCHOGUE LANE
PALM COAST, FL 32164

JACOBS VINCENT TRUSTEE
308 A ST
ST AUGUSTINE, FL 32080

JAFFE SHEILA A
142 LONDON DRIVE
PALM COAST, FL 32137

JANKAUSKAS DARIUS & AMBER K
ONEILL H&W
9 LEWISTON COURT
PALM COAST, FL 32137

JENIFER JOSEPH MELVIN SR &
CHRISTINE W H&W
560 WOODWARD AVENUE SE
ATLANTA, GA 30312-3348

JIANNARAS DENNIS & TERRENCE
MCCAVERA
657 EAST PENN ST
LONG BEACH, NY 11561-4633

JOHNSON ALBERT KYLE & TOBI
DAWN BERRY H&W
20 LINDBERG LANE
PALM COAST, FL 32137

JOHNSON HARRY H & CHRISTINE E
JOHNSON H&W TRUSTEES
14 LEWIS DRIVE
PALM COAST, FL 32137

JONES MARIE ANN
66 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

JORDAN DONNA M
21 HUNTWOOD DRIVE
CLIFTON PARK, NY 12065

JOURAVLEV OLEG
42 SKYTOP RIDGE
OAKLAND, NJ 07436

JOZWIAK RONALD E
LIFE ESTATE
105 LEE DRIVE
PALM COAST, FL 32137

JUDSON JAMES L &
RACHELLE JUDSON H&W
1030 SPRING OAK DRIVE
MELBOURNE, FL 32901

KABARA ZBIGNIEW J & BARBARA
KABARA H&W
101 JONES HOLLOW ROAD
MARLBOROUGH, CT 06447

KALISZEWSKI WHITNEY TYLER
117 LONDON DR
PALM COAST, FL 32137

KALO HAIM & CHERYL H&W
2000 ISLAND BLVD #2010
AVENTURA, FL 33160

KANTER MICHAEL J
23 LEIDEL DRIVE
PALM COAST, FL 32137

KARIM MOHAMMAD A
15 LYONS PLACE
NEW ROCHELLE, NY 10801

KAUR ASHMINDAR & SALENDAR
SINGH W&H
9276 TROUT WAY
ELK GROVE, CA 95624

KAZDAL DIANE
2 LEWIS DRIVE
PALM COAST, FL 32137

KB HOME JACKSONVILLE LLC
10475 FORTUNE PARKWAY, STE 100
JACKSONVILLE, FL 32256

KB HOME JACKSONVILLE LLC
10475 FORTUNE PARKWAY, STE 100
JACKSONVILLE, FL 92612

KB HOME JACKSONVILLE, LLC
10475 FORTUNE PKWY, STE 100
JACKSONVILLE, FL 32256

KEENON DENNIS R
20 LAKE PLACID LN
PALM COAST, FL 32137-9557

KEIL JANET MARIE
LIFE ESTATE
53 LAKE SUCCESS DR
PALM COAST, FL 32137

KENNEDY PETER F & MAUREEN J
KENNEDY H&W
4 WICCOPEA COURTY
PUTNAM VALLEY, NY 10579

KES ELISHA
253 NE 2ND ST APT 1408S
MIAMI, FL 33132-2291

KES SOPHEATH &
SINOURN T H&W
13 LEIDEL DRIVE
PALM COAST, FL 32137

KES SOPHEATH &
SOPHEATH H&W
13 LEIDEL DRIVE
PALM COAST, FL 32137

KIM STEVEN & SOPHEAP PRUM
H&W
30 LONDONDERRY DRIVE
PALM COAST, FL 32137

KINSLOW DONALD L &
MARJORIE M
107 LINDSAY DRIVE
PALM COAST, FL 32137

KIRBY GEORGE &
MARYANN H&W
87 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

KIRK VIOLET M
TRUSTEE
16032 W HERITAGE DR
SUN CITY WEST, AZ 85375

KISH TUNDE I
114 LINDSAY DRIVE
PALM COAST, FL 32137

KITCHEN FRANCIS &
JEAN H&W
16 LAKE CHARLES LANE
PALM COAST, FL 32137

KNEPP JAMES P & JOANNE C
KNEPP H&W LIFE ESTATE
7 LAKE SUCCESS DR
PALM COAST, FL 32137

KNOWLTON DANIEL & CAROLYN
JUDITH KNOWLTON H&W
88 LEE DRIVE
PALM COAST, FL 32137

KOCHELEV ANTON
15-B GLOVER ST
STATEN ISLAND, NY 10308

KOEPPEN RODERICK &
CATHERINE H&W
112 LINDSAY DRIVE
PALM COAST, FL 32137

KONAR CLARA S & TARIK K
KONAR JTWROS
72 FERNDAL LANE
PALM COAST, FL 32137

KOSCIK EDWARD P &
CLARA G TRUSTEES
6759 E MT VERNON CT
GURNEE, IL 60031

KOTERBA ANDREW & MICHAELENE
H&W
PO BOX 353253
PALM COAST, FL 32135

KRASSNER LLOYD & NATALIE
7 LEWISTON CT
PALM COAST, FL 32137

KRAVCHUK LESYA
1630 E 22ND STREET 3RD FLOOR
BROOKLYN, NY 11210

KREJCI RADEK
22 POWDER HORN DRIVE
PALM COAST, FL 32164

KURCIN EDWARD J JR &
JANICE E KURCIN H&W
11160 US HWY 1 NORTH
PALM COAST, FL 32137-5143

KUREK THOMAS & MARGARET E
H&W
201 LONDON DR
PALM COAST, FL 32137

KURENBIN DMITRIY
4833 LAUREN COURT
ELLCOTT CITY, MD 21043

KWIATKOWSKI JANUSZ & DANUTA M
H&W
1403 MAHOGANY DR
PALM BEACH GARDENS, FL 33418

LAGASSE RONALD & PAM H&W
82 LONDON DR
PALM COAST, FL 32137

LAMB DAVID A &
CYNTHIA A H&W
51 ATLANTIC DRIVE
PALM COAST, FL 32137

LANTERO AGUSTINA
21 RED CLOVER LANE
PALM COAST, FL 32164

LARMAN DENNIS E & MARGARET F
LARMAN H&W
5354 WADE LANE
WOODBIDGE, VA 22192

LASHER DUANE C &
JILL C H&W
11 LAKE CHARLES PLACE
PALM COAST, FL 32137

LAUDAT DEBRA
16 RYBERRY DRIVE
PALM COAST, FL 32164

LAURA JENNIFER & GLENN W&H
79 LANCELOT DRIVE
PALM COAST, FL 32137

LAUREANO HORACIO & JEANETTE
RIVERA H&W
201 BROOKHAVEN CT S
PALM COAST, FL 32164

LAVIN-SANHUDO MARIA & FRANK
SANHUDO W&H
PO BOX 353315
PALM COAST, FL 32135

LAW TODD A &
THERESA B H&W
21 LEIDEL DRIVE
PALM COAST, FL 32164

LEADBETTER WALLACE E &
PEGGY A H&W
79 LINDSAY DRIVE
PALM COAST, FL 32137

LEARY ROBERT G &
KATHRYN J H&W
93 LAKE SUCESS DRIVE
PALM COAST, FL 32137

LECKEY MARY ELLEN & KAREN
REINHART JTWROS
216 LONDON DRIVE
PALM COAST, FL 32137

LEE CHI WAI &
QING HUI LEE
43-18-10F
MAIN ST. FLUSHING, NY 11355

LEE WILLIAM C
9 ARTHUR PLACE
MONTVILLE, NJ 07045

LEFKOVIC LADISLAV
92 LINDSAY DR
PALM COAST, FL 32137

LEGUM LOUIE & TERESA H&W
104 LINDSAY DRIVE
PALM COAST, FL 32137

LEMMON BRIAN ERICH & STACY
WILIAMS LEMMON H&W
6 LEWISTON COURT
PALM COAST, FL 32137

LENOIR LOUIS P & ELVIRA M H&W
1212 ASTORWOOD COURT
ALTAMONTE SPRINGS, FL 32714

LESNIEWSKI PIOTR
63 JACKLYN CT
INWOOD, NY 11096

LEWIS JOE C JR & SHERYL C H&W
1 LEWISDALE PLACE
PALM COAST, FL 32137

LIANTONIO ANGELO F &
PHYLLIS J LIANTONIO H&W
LIFE ESTATE 2 LAKE CHARLES LANE
PALM COAST, FL 32137

LIBUTTI MICHAEL & KAREN D
LIBUTTI H&W
60 LEIDEL DRIVE
PALM COAST, FL 32137

LICHTER FAMILY LIMITED
PARTNERSHIP
P O BOX 354865
PALM COAST, FL 32135-4865

LINEY EDWARD J & PATRICIA K
LINEY
35 LONDONDERRY DR
PALM COAST, FL 32137

LIU LINGLIE &
YI-LAN LIU
75 HIGHLAND AVE
DEMAREST, NJ 07627

LIPTAK THOMAS J & EHILDRES H&W
16 LEMA LANE
PALM COAST, FL 32137

LISTER JEANNIE & BILLY V
LISTER W&H
8 LEWISTON COURT
PALM COAST, FL 32137

LITTLE-SINCLAIR CYNTHIA S &
SYLVIA M ROBBINS JTWROS
3 LEMAY PLACE
PALM COAST, FL 32137

LIU WEN CHING &
HUNG YING LIU & CHRISTINE LIU
6889 MELVIN DRIVE
SAN JOSE, CA 95129

LIVINGSTON BARBARA & MYNOR
ACEVEDO JR
13 LEWIS SHIRE PLACE
PALM COAST, FL 32137

LMJG PROPERTIES LLC
C/O SUE LARSON
920 ADIOS AVE
MAITLAND, FL 32751

LO JOHN &
ESTHER LO
#3 BENTLEY COURT
BOHEMIA, NY 11716

LOBO JEFFREY C & KELLY V
GARCIA JTWROS
C/O LOBO PROPERTIES & CONSTR. 478
BRIDGEPORT, CT 06484

LOBUGLIO JOSEPH A &
KAREN A
1393 CAMBRIDGE AVENUE
NORTH TONAWANDA, NY 14120

LONG KENNETH J &
STEPHANIE A H&W
25 LARING ROAD
WINTHROP, MA 02152

LONG SCOTT D & DAWN M H&W
10251 DUBLIN ROAD
WALKERVILLE, MD 21793

LOPES BERNARD LEONARD &
ROSALIE M H&W
314 GREENWICH STREET
BELVIDERE, NJ 07823

LOSINGER PAULA
11 LEMAY PLACE
PALM COAST, FL 32137

LOURENCO DALE R & YVONNE M H&W
3 COLLEEN COURT
PALM COAST, FL 32137

LOURENCO DALE R &
YVONNE M
3 COLLEEN COURT
PALM COAST, FL 32137

LUCE TREVOR A
8 LAKE SUCCESS PLACE
PALM COAST, FL 32137

LUIS ALEXANDER & DANAYSI LUIS
H&W
4 LEWIS PLACE
PALM COAST, FL 32137

LUIS ANTONIO J & OLGA M LUIS
H&W
21 LEWIS DRIVE
PALM COAST, FL 32137

LYNCH LORRAINE
35 RENEE PLACE
NORTH ARLINGTON, NJ 07031

M & M DAWN LLC
119 PINE TREE STREET
FLAGLER BEACH, FL 32136-3406

MAHAMADI ALI ADIL &
AMINA
801 FARLEY ROAD
WHITEHOUSE STATION, NJ 08889

MAK BUNTHOEUN B &
SAMBO S DY-MAK H&W
11 LEMA LANE
PALM COAST, FL 32137

MALABANAN RIO E
65 LEAVER DRIVE
PALM COAST, FL 32137

MALATAK NATASHA RAWANA
126 LONDON DRIVE
PALM COAST, FL 32137

MALINOWSKI FRANK M & ANNA J
H&W
16 LEE DRIVE
PALM COAST, FL 32137

MALINOWSKI FRANK M &
ANNA J H&W
16 LEE DRIVE
PALM COAST, FL 32137

MALLARD JOHN D
7 LAREDO PLACE
PALM COAST, FL 32137

MAMEDOV FELIX O & MATANET A
H&W
59 LEIDEL DR
PALM COAST, FL 32137

MANFORD JAMES S & KIM M H&W
27 LEE DRIVE
PALM COAST, FL 32137

MANNING FRANCES
4 LEWIS SHIRE WAY
PALM COAST, FL 32137

MARK EDWIN
52 MARIE AVENUE
SO WEYMOUTH, MA 02190

MARONDA HOMES INC
5220 SHAD RD STE 202
JACKSONVILLE, FL 32257

MARONDA HOMES INC
5220 SHAD ROAD STE 202
JACKSONVILLE, FL 32257

MARSHALL XYLON Q & MARGIE G
H&W
48 LEE DRIVE
PALM COAST, FL 32137

MARTIN MARLENE E & MARGARET
SUSSE JTWROS
20 LINCOLN LANE
PALM COAST, FL 32137

MARTONE ANGELO F & PATRICIA J
MARTONE H&W
2 EAST BOURNE LANE
PALM COAST, FL 32164

MARTYKA JAMES & LINDA H&W
53 LEMA LANE
PALM COAST, FL 32137

MARUBBIO JOSEPH A
TRUSTEE
9 WHISTLING DUCK LANE
KEY WEST, FL 33040

MARULLO CALOGERO & MARIA H&W
TRUSTEES
83 FREEMONT TURN
PALM COAST, FL 32137

MARYAN SVYATOSLAV & YELENA H&W
1651 N WINDSOR DRIVE
ARLINGTON HEIGHTS, IL 60004

MASCIARELLI THOMAS J & SANDRA
L MASCIARELLI H&W
PO BOX 351083
PALM COAST, FL 32135-1083

MASCOLO ALFRED & DESIREE
23 LEWISTON CT
PALM COAST, FL 32137

MASTERS XAVINE & PETER T
MASTERS W&H
101 LEE DRIVE
PALM COAST, FL 32137

MATANZAS COVE LLC
185 CYPRESS POINT PKWY
PALM COAST, FL 32164

MATANZAS GC PALM COAST LLC
200 OCEAN CREST DRIVE UNIT 1111
PALM COAST, FL 32137

MATANZAS PARK LLC
185 CYPRESS POINT PKWY, STE 7
PALM COAST, FL 32164

MATANZAS POINT PROPERTY
OWNERS ASSOC INC
145 CITY PLACE SUITE 300
PALM COAST, FL 32164

MATANZAS VIEW CONDOMINIUM LLC
1 FLORIDA PARK DR SOUTH ATRIUM STE
PALM COAST, FL 32137

MATANZAS WOODS GOLF
DEVELOPMENT LLC
16 CORDOBA CT
PALM COAST, FL 32137

MATATOVA IRINA
185 SW 7TH ST
APT 3201
MIAMI, FL 33130

MATEO NELSON
6914 68TH PLACE
GLENDALE, NY 11385

MATHIS SONIA &
JERRY W W&H
8 LEMAY PLACE
PALM COAST, FL 32137

MATTIUCCI JOHN &
CAROL
3346 CEDAR CREEK RUN
LITTLE RIVER, SC 29566

MAY DARREN D & LILLIE K
CROWDER-MAY H&W
160 LONDON DR
PALM COAST, FL 32137

MAZZEO NICKOLAS & ELIZABETH
H&W
196 LONDON DRIVE
PALM COAST, FL 32137

MCAULEY MICHAEL ALLEN & TONYIA
DARLENE MCAULEY H&W
60 LEMA LANE
PALM COAST, FL 32137

MCAVOY JOHN E & DONNA H&W
204 LONDON DR
PALM COAST, FL 32137

MCBEAN ALFRED A JR & PATRICIA
A MCBEAN H&W
90 LEE DRIVE
PALM COAST, FL 32164

MCCASKEY RICARDO VELEZ &
NAYELI VELEZ MCCASKEY
27 CORTEZ DRIVE
NASHUA, NH 03062

MCCONVILLE DENNIS &
MARY J
TRUSTEES 6 CHESAPEA COURT
PALM COAST, FL 32137

MCCORKLE TIMOTHY S & RANDI
LYNN MCCORKLE H&W
72 LEIDEL DRIVE
PALM COAST, FL 32137

MCFADDEN PATRICIA
34 WOODFORD LANE
PALM COAST, FL 32164

MCFARLAND LORETTE M
LIFE ESTATE
5 LARGO PLACE
PALM COAST, FL 32137

MCFARLANE COLLEEN &
MILAN PRASTALO W&H
2 LARKSPUR WAY
PALM COAST, FL 32137

MCFARLANE ERICK G &
BARBARA H&W
219 LONDON DRIVE
PALM COAST, FL 32137

MCINTOSH STEPHEN E
33 LEIDEL DRIVE
PALM COAST, FL 32137

MCKINNEY DIANE
54 LEAVER DRIVE
PALM COAST, FL 32137

MCMILLAN HALIEY & BRIAN
MCMILLAN
48 LONDONDERRY DRIVE
PALM COAST, FL 32137

MCSWEENEY SONJA L & KEVIN E
W&H
19 LAKE SUCCESS PLACE
PALM COAST, FL 32137

MEDINA MARY E
92 LANCELOT DRIVE
PALM COAST, FL 32137

MEEKER JOSHUA RHYS
60 LAKE SUCCESS DRIVE
PALM COAST, FL 32164

MEMORIAL HOSPITAL-FLAGLER INC
60 MEMORIAL MEDICAL PKWY
PALM COAST, FL 32164

MENDOLERA GEORGE & AGNES H&W
17 LEWIS SHIRE PLACE
PALM COAST, FL 32137

MERCERON GARY A &
DENISE MERCERON H&W
55 LAKE SUCCESS DRIVE
PALM COAST, FL 32164

METTELUS ESCADE & YUMA H&W
40 LONDONDERRY DR
PALM COAST, FL 32137

METZ BONNIE & LISA HAMMOND
4 LAKE CHARLES LANE
PALM COAST, FL 32137

METZ ROY W &
BONNIE M HAMMOND METZ H&W
2 LAKE PLACID PLACE
PALM COAST, FL 32137

MILLER ALBERT F &
MARJORIE A H&W
100 LINDSAY DRIVE
PALM COAST, FL 32137

MILLER MARK RICHARD
720 NOVA COURT
COLUMBUS, OH 43085

MILLER SHEREE
5011 NW 15TH STREET
LAUDERHILL, FL 33313

MILLS SCOTT & YOHANNA H&W
60 LEAVER DR
PALM COAST, FL 32137

MINKLER DORIS L
122 LINDSAY DR
PALM COAST, FL 32137

MITCHELL RACHAEL & ROYCE H&W &
ADRIENNE DOLINKY
156 LONDON DR
PALM COAST, FL 32137

MITRANO MINOTTI DIANA L &
PERRY J H&W
207 LONDON DRIVE
PALM COAST, FL 32137

MIX DANIEL E &
TRACEY A H&W
17 LAKE PLACID LANE
PALM COAST, FL 32137

MOEUY SOPHAI & PHORN MOEUY
H&W
61 KENYON ROAD
CRANSTON, RI 02910

MOEUY SPOHAT
192 MAGNOLIA STREET
CRANSTON, RI 02910

MOHIUDDIN MOHAMMED &
MUBEEN MOHIUDDIN
7367 E SAN ALFREDO DRIVE
SCOTTSDALE, AZ 85258-2098

MOLINA JOSE R & ODELAISE V
H&W
1043 KENSINGTON PLACE
SUMMERVILLE, SC 29485

MOLINA MIGUEL
6503 GRAND FLORA CT
HOUSTON, TX 77041

MONAHAN WILLIAM T & MARY T
22 FARLEY DR
STONY POINT, NY 10980

MONTES SYLVIA O
TRUSTEE
8913 SW 84 CIRCLE
OCALA, FL 34481

MOORE CANDACE & WILLIAM EDWARD
MOORE TRUSTEES
1650 SCENIC HOLLOW
ROCHESTER HILLS, MI 48306

MOORHEAD JOHN G JR &
LINDA Y H&W
4023 BRIDLE PATH DRIVE
BETHEL, OH 45106

MORELLI JOHN M
32 LINDBERG LANE
PALM COAST, FL 32137

MORGAN C L
50 LEAVER DRIVE
PALM COAST, FL 32137

MORIN CARL S
75 LINDSAY DRIVE
PALM COAST, FL 32137

MORRISON MATTHEW
PO BOX 401
ST AUGUSTINE, FL 32085

MORRISON MICHAEL P & KIMBERLY
A H&W
47 LEMA LANE
PALM COAST, FL 32137

MORSE STEPHEN A
30 LAKE SUCCESS DR
PALM COAST, FL 32137

MPC LOTS LLC
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119

MULLY JASON U & HANNE B H&W
212 WEST 5TH STREET
OSWEGO, NY 13126

MUNIZ THOMAS & SHEREE Y H&W
4 LARK PLACE
PALM COAST, FL 32137

MURPHY KEVIN
37 LEIDEL DRIVE
PALM COAST, FL 32137

MURPHY WILLIAM & ANN H&W
7951 E 133RD AVE
THORNTON, CO 80602-8473

NASTUS MICHAEL E
965B BERGEN AVE
NORTH BRUNSWICK, NJ 08902-2334

NDOCI AIDA
28 EDWARD DR
PALM COAST, FL 32164

NEDEAU COREY M & MARIA OLINDA
H&W
1402 REGAL POINTE LANE
ORMOND BEACH, FL 32174

NEEDHAM GREGG &
MARY A H&W
P.O. BOX 352422
PALM COAST, FL 32135

NEW SHINNECOCK PROPERTIES LLC
67 ISLAND ESTATES PKWY
PALM COAST, FL 32137

NEXT LEVEL REAL ESTATE LLC
26 FERNON LANE
PALM COAST, FL 32137

NHEAN DARA
12 BUFFALO BILL DRIVE
PALM COAST, FL 32137

NICOLAI VELIA
10 LARCHMONT PL
PALM COAST, FL 32137

NIKZAD MEHRDAD
TRUSTEE
524 CINNAMON BEACH LANE
PALM COAST, FL 32137-5338

NORES FRANK C JR & TERESA H&W
65 LANCELOT DRIVE
PALM COAST, FL 32137

NOYES MARTIN
70 LEAVER DRIVE
PALM COAST, FL 32137

NSHEIWAT PATRICK
1 BUTTERMILL DRIVE
PALM COAST, FL 32137

NUNAG BENIGNO N
TRUSTEE
101 MISTY WAY
HOCKESSIN, DE 19707

OCONNOR JAMES J & ISABEL L
7 LAKE PLACE
PALM COAST, FL 32137

OEI TING PAU &
SUE ANNE
3 FIELDVIEW RD
CALIFON, NJ 07830

OGORMAN ROBERT F &
MICHELLE K
53 LONDONDERRY DRIVE
PALM COAST, FL 32137

OHM GEMMA K
3359A KANAINA AVE
HONOLULU, HI 96815-4249

OLEARY MARY ELIZABETH
3514 LANTERN BAY DRIVE
JUPITER, FL 33477

OLSEN ERNEST & STEPHANIE H&W
LIFE ESTATE
744 OAKWATER LANE
PORT ORANGE, FL 32128

OLSEN JEFFREY GLENN &
TRACIANN H&W
4 LAKE CHARLES PLACE
PALM COAST, FL 32137

OLVERA JOSE L & MARIA I
OLVERA JTWROS
62 LANCELOT DRIVE
PALM COAST, FL 32137

ONG STEVEN
44 LEIDEL DRIVE
PALM COAST, FL 32137

OPTIMUM GLOBAL PROPERTIES LLC
6996 PIAZZA GRANDE AVE SUITE 202
ORLANDO, FL 32835

ORFIN ANNA
192 LINCOLN AVENUE
STATEN ISLAND, NY 10306

OSHEROV SLAVA & ELIZABETH
OSHEROV H&W
9 CHIDESTER ROAD
RANDOLPH, NJ 07869

OSWALD SHELIA LEE & BRUCE N
OSWALD & VIKKI E OSWALD JTWROS
83 LINDSAY DRIVE
PALM COAST, FL 32137

OTT WILLIAM C
PO BOX 717
WALLKILL, NY 12589

PACHECO RAFAEL &
YOLANDA DEPACHECO H&W
CONJUNTO RESIDENCIAL LA OLIVEN TH
,

PACI JOSEPH III & ABIGAIL
H&W
73 LINDSAY DRIVE
PALM COAST, FL 32137

PAGE BRIAN
81 POLE HILL ROAD
BETHANY, CT 06524

PALM COAST FLORIDA HOLDINGS
LLC
PO BOX 22547
ST SIMONS ISLAND, GA 31522

PALM COAST OUTDOOR INC
C/O CLEAR CHANNEL OUTDOOR
2325 E CAMELBACK RD SUITE 400
PHOENIX, AZ 85016-3514

PALM COAST UNITED METHODIST
CHURCH INC
5200 BELLE TERRE PKWY
PALM COAST, FL 32137

PALMISANO THOMAS A
300 12TH AVE
BELMAR, NJ 07719

PARENTEAU CASSANDRA
108 LINDSAY DRIVE
PALM COAST, FL 32137

PASTUKHOV SERGEI
5 WELLCLIF PLACE
PALM COAST, FL 32164

PAUL TANNER BISHOP
DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

PEARSON ALASTAIR & EDITH
15 HART ST EDINBURGH
,

PECK BENJAMIN W
3262 WESTHEIMER ROAD #146
HOUSTON, TX 77098

PEDYNE JOSEPH
140 LONDON DRIVE
PALM COAST, FL 32164

PENNETT MELINDA D
8 LARK PLACE
PALM COAST, FL 32137

PENROSE GARY H & CAROL K H&W
25 OSPREY CIRCLE
PALM COAST, FL 32137

PEREIRA ANTONIO J & PAULA T
H&W
14 BAYBERRY DRIVE
HOLMDEL, NJ 07733

PEREIRA ARMINDA
62 WOODBURY DRIVE
PALM COAST, FL 32164

PEREZ JOE & QUE C H&W
39 LEIDEL DR
PALM COAST, FL 32137

PEREZ JULIO & DELIA PEREZ H&W
117 ROLLING SAND DRIVE
PALM COAST, FL 32164

PEREZ MARIO &
LUCY RODRIGUEZ H&W
14 LEMAY PL
PALM COAST, FL 32137

PERON MICHAEL A & JILL M H&W
2651 LAKESHORE DRIVE
FLAGLER BEACH, FL 32136

PERRINE STEVEN &
CAROL H&W
46 COOL WATER COURT
PALM COAST, FL 32137

PETERS GREGORY C &
DENISE R H&W
4 INDIAN MOUND COURT
FLAGLER BEACH, FL 32136

PEUGH GREGORY L
TRUSTEE
34 LINDBERG LANE
PALM COAST, FL 32137

PHANG MARY & ANGELA SOEUNG
JTWROS
42 LEE DRIVE
PALM COAST, FL 32164

PHILBIN BRIAN &
PATRICIA H&W
29 LEE DR
PALM COAST, FL 32137

PHOEUN SOPHAL & SAKUN HONG
36 LONDONDERRY DRIVE
PALM COAST, FL 32137

PIEPADE MANUEL & ALICE H&W
300 QUEEN STREET
BRIDGEPORT, CT 06606

PILONE ROBERT & DONNAMARIE
PILONE H&W
5 LEJAY COURT
WHARTON, NJ 07885

PIMENTEL CARLOS & CHRISTINE
H&W
64 CHAMPLAIN STREET
PORT JEFFERSON STAT, NY 11776

PLASTINI ANTHONY D &
ANNIE D H&W
132 LARAMIE DRIVE
PALM COAST, FL 32137

PLASTINI EILEEN M
LIFE ESTATE
155 LONDON DRIVE
PALM COAST, FL 32137

POLOMSKY JAMES M & BARBARA A
H&W
32 LAKE SUCCESS DR
PALM COAST, FL 32137

POOLER RICHARD D & JOANNE S
POOLER H&W
25 LEIDEL DRIVE
PALM COAST, FL 32137

POORTE NICHOLAS R & AMBER
H&W
5 LAKE PL
PALM COAST, FL 32137

POPOV SERGEY & MARINA POPOVA
H&W
1 LEIDEL DRIVE
PALM COAST, FL 32137

PORTER RICHARD E &
JEANNE A H&W
15 LAKE SUCCESS PLACE
PALM COAST, FL 32137

POTFAV PAUL & JUDITH M H&W
10 LEAVER DRIVE
PALM COAST, FL 32137

POTTER ANNA MAY
89 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

PRESTON BARBARA L
21 LINDBERG LANE
PALM COAST, FL 32137

PRUITT JODY RAY &
SHERI LYNN H&W
131 LONDON DRIVE
PALM COAST, FL 32137-9760

PRUM BEN & THEARY H&W
63 LEE DRIVE
PALM COAST, FL 32137

PRUM VIRAK
5 LEWIS DRIVE
PALM COAST, FL 32137

PUENTES ELSON M & RAYMEL
PUENTES JTWROS
15 LAKE CHARLES LANE
PALM COAST, FL 32137

QOUSINI BROTHERS LLC
69 LONDON DRIVE
PALM COAST, FL 32137

QUATTROCCHI NICK E & LORNA
QUATTROCCHI H&W
27 ARROWHEAD DRIVE
PALM COAST, FL 32137

QUEIROS JOAO CARLOS & NATALINA
QUEIROS H&W
5 LARCHMONT PLACE
PALM COAST, FL 32137

QUINTANA ALCIDES R & MARIA I
CLAVEL H&W
42 LONDON DRIVE
PALM COAST, FL 32137

QUINTERO HUGO
HOTEL RASIL CENTRO CI VICO PUERTO

QUINTERO HUGO
HOTEL RASIL CENTRO CI VICO

QUINTERO HUGO
HOTEL RASIL
CENTRO CIVICO PUERTO ORDAZ EDO B

QUON JACOB &
LAI-HAR QUON
116 PARKSIDE DRIVE
UNION, NJ 07083

RAGAN RENTAL PROPERTIES LLC
940 S JEFFERSON FOREST LANE
BLACKSBURG, VA 24060

RAMIREZ ABIESER
59 LEAVER DR
PALM COAST, FL 32137

RAPPA ANTHONY & LISA RAPPA
25 LEWISTON COURT
PALM COAST, FL 32137

RATHBUN STEVEN C & CAROL A
STOWE JTWROS
95 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

REBARBER FRED
241 S RIVERWALK DRIVE
PALM COAST, FL 32137

REBELO JOAO O & MONICA P
GOMES H&W
15 LEIDEL DRIVE
PALM COAST, FL 32137

REED ANGELA & KENNETH W&H
83 LANCELOT DRIVE
PALM COAST, FL 32137

REED MITCHELL ALLEN & ERICA
NYCOLE H&W
4 LEWISTON COURT
PALM COAST, FL 32137

REGISTER BOBBY W
67 LONDON DRIVE
PALM COAST, FL 32137

REITER JANICE E
84 LONDON DR
PALM COAST, FL 32137

RENNA VICTORIA S
225 LONDON DRIVE
PALM COAST, FL 32137

REPPART EDGAR M & SHEILA A
H&W
10 LEMAY PLACE
PALM COAST, FL 32137

REVOCABLE TRUST AGREEMENT OF
MICHAEL MARTIN
5 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

REYES ALEXIS
81 LEE DRIVE
PALM COAST, FL 32137

REYES RAUL C
11 LEE DRIVE
PALM COAST, FL 32137

REYES ROBERTO & PAULA F
REYES H&W
94 FERNDAL LANE
PALM COAST, FL 32137

RHODES DEBRA
1 LAKE PLACID PLACE
PALM COAST, FL 32137

RICH BOBBY D
LIFE ESTATE
197 LONDON DRIVE
PALM COAST, FL 32164

RICHARD DANNY & DALE
16 LEWISTON COURT
PALM COAST, FL 32137

RICHARDS LEE RACHEL
41 LEE DR
PALM COAST, FL 32137

RICHARDS LEWIN A & JERRY D J
RICHARDS
16 LEMAY PLACE
PALM COAST, FL 32137

RICHARDS LEWIN W & MARCIA A
H&W
16 LEMAY PLACE
PALM COAST, FL 32137

RIOS ORLANDO
420 ERIC AVENUE
ELIZABETH, NJ 07202

RITACCO ROBERT J
7790 A1A SOUTH UNIT 203
ST AUGUSTINE, FL 32080

RITCHIE MICHAEL B
49 LEIDEL DRIVE
PALM COAST, FL 32137

RITTENHOUSE RANDY & STEPHANIE
DUKE JTWROS
220 LONDON DRIVE
PALM COAST, FL 32137-9757

RIVERA JOSE B & BIANCA
RIVERA H&W
5 LEE PL
PALM COAST, FL 32137

RIVEY WILLIAM P &
SOMSOAY H&W
3 LEIDEL DR
PALM COAST, FL 32137

RIZZA TRADING LLC
63 WOOD HAVEN DRIVE
PALM COAST, FL 32164

ROCHA ANA PAULA & JOSE ROCHA
W&H
9 LEIDEL DRIVE
PALM COAST, FL 32137

RODGERS HAROLD D &
DONNA D H&W
P O BOX 350226
PALM COAST, FL 32135-0226

RODRIGUES JOHN & MARIA I
H&W
1 LAKE CHARLES LANE
PALM COAST, FL 32137

RODRIGUES JOHN LUIS & MARIA I
H&W
1 LAKE CHARLES LN
PALM COAST, FL 32137

RODRIGUEZ IGNACIO LUIS &
ANAIBETH LUIS PINO JTWROS
65 PRINCE MICHAEL LANE
PALM COAST, FL 32164

RODRIGUEZ IGNACIO LUIS &
ANAIBETH LUIS PINO JTWROS
65 PRINCE MICHAEL LN
PALM COAST, FL 32164

RODRIGUEZ IGNACIO LUIS &
YGNACIO E LUIS GUERRA JTWROS
65 PRINCE MICHAEL LANE
PALM COAST, FL 32164

RODRIGUEZ JOSE I & PROVIDENCIA
CABRERA TAVAREZ H&W
19 LEWIS DRIVE
PALM COAST, FL 32137

ROGERS GREGORY
LIFE ESTATE
4 LEWIS SHIRE PLACE
PALM COAST, FL 32137

ROMULUS CHANTAL
LIFE ESTATE
96 LYNBROOK DRIVE
PALM COAST, FL 32137

RONAN EDWARD E & ALBERTA I
TRUSTEES
214 LONDON DRIVE
PALM COAST, FL 32137

ROOMS RITA B
3 LEWIS SHIRE WAY
PALM COAST, FL 32137

ROSARIO MARIO
222 LONDON DRIVE
PALM COAST, FL 32164

ROTUNNO PHILIP A &
PHYLLIS E ROTUNNO
42A WELLHAVEN LANE
PALM COAST, FL 32164

RUBIO MARK A & SARA H&W
141 LONDON DR
PALM COAST, FL 32137

RUCKER DENNIS J & ALISA R H&W
26 CHERRY LANE
FINLEYVILLE, PA 15332

RUDNICKI DANIEL T
PO BOX 245
MT SINAI, NY 11766

RUELA JOSE & ANA RUELA H&W
80 LEE DRIVE
PALM COAST, FL 32137

RUSCHE MICHAEL
10 LEE PLACE
PALM COAST, FL 32137

RUSSELL RALPH A & ELIZABETH
SCHMINCKE
807 E 7TH STREET
OCEAN CITY, NJ 08226

RUSSO MARY
LIFE ESTATE
33 LEWIS DRIVE
PALM COAST, FL 32137

S & B PROPERTIES GROUP LLC
PO BOX 351016
PALM COAST, FL 32135

SACHS STEPHEN S & ROSEMARY H&W
LIFE ESTATE
12 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

SADOWSKY JOHN A JR
83 ELKHART STREET
STATEN ISLAND, NY 10308

SAMSTONE LEIGHTON PARK
PROPERTY LLC
20241 RAVENS END DRIVE
TAMPA, FL 33647

SAMSTONE USA LLC
20241 RAVENS EDN DRIVE
TAMPA, FL 33647

SAMSTONE USA LLC
20241 RAVENS END DRIVE
TAMPA, FL 33647

SANHUDO FRANK &
164 LARAMIE DRIVE
PALM COAST, FL 32137

SAPP GUY W
21 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

SAUPP MICHAEL JOSEPH TRUSTEE
4380 KING STREET #603
ALEXANDRIA, VA 22302

SAVARD BRAD D &
DALE F H&W
20 LAKE SUCCESS PLACE
PALM COAST, FL 32137

SCALISE FAMILY HOLDING COMPANY
FIVE LLC
240 LONDON DRIVE
PALM COAST, FL 32137-9710

SCALISE FAMILY HOLDING COMPANY
FOUR LLC
240 LONDON DRIVE
PALM COAST, FL 32137

SCALISE GASPARE &
ALBA H&W
240 LONDON DR
PALM COAST, FL 32137

SCALISE UMBRELLA HOLDING
COMPANY LLC
240 LONDON DRIVE
PALM COAST, FL 32137

SCHAEFFER OLIVER & ZSOKA H&W
52 LONDONDERRY DRIVE
PALM COAST, FL 32137

SCHAFFNER CHRISTOPHER &
CAITLIN WOOD H&W
59 LONDON DRIVE
PALM COAST, FL 32137

SCHAULAND RICHARD E JR &
CARMEN H&W
237 LONDON DRIVE
PALM COAST, FL 32137

SCHOENER DOUGLAS & BARBARA J
STAVLEY-SCHOENER H&W
73 LEIDEL DRIVE
PALM COAST, FL 32137

SCHURR MICHAEL H & SUSAN A H&W
83 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

SCHWALB JOEL E &
DIANE E H&W
27 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

SCHWARTZ KYLE V & ANASTASIA S
H&W
199 LONDON DRIVE
PALM COAST, FL 32137

SCIARRETTA STEVEN & ANGELA H&W
36 WASCUSSEE LANE
STAMFORD, CT 06902

SCOTT TERRY & MARGE
22 WOODSTON LANE
PALM COAST, FL 32164

SCOTT TERRY & MARJORIE SCOTT
22 WOODSTON LANE
PALM COAST, FL 32164

SEAGATE HOMES LLC
185 CYPRESS POINT PKWY STE 7
PALM COAST, FL 32164

SEAGATE HOMES LLC
185 CYPRESS POINT PKWY, STE 7
PALM COAST, FL 32164

SEIJAS URSICINO
3 MANZANA 15 PARCELA 3&4
PUERTO ORDAZ,

SG FLAGLER HOLDINGS LLC
185 CYPRESS POINT PKWY STE 7
PALM COAST, FL 32164

SG FLAGLER HOLDINGS LLC
185 CYPRESS POINT PKWY, STE 7
PALM COAST, FL 32164

SHARP WILLIAM ARLINGTON &
MARY JANE MORSE-SHARP H&W
8 LAKE PLACID PLACE
PALM COAST, FL 32137

SHEK RITALAN
215 PARK ROW, APT 7F
NEW YORK, NY 10038

SHELL MARTIN
123 LARAMIE DRIVE
PALM COAST, FL 32137

SHEMONSKY PATRICIA & KIMBERLY
SHEMONSKY JTWROS
71 LEIDEL DRIVE
PALM COAST, FL 32137

SHEPPARD TIMOTHY LEVON
73 LEAVER DRIVE
PALM COAST, FL 32137

SHESTAKOV YEVGENIY
ALEKSANDROVICH & LIYA
SHESTAKOVA H&W 6 LEWIS PLACE
PALM COAST, FL 32137

SHETH JAYASHREE A AND
ARVIND P SHETH
76-26 47TH AVE APT 1E
ELMHURST, NY 11373

SHIELDS AMY K
118 LONDON DRIVE
PALM COAST, FL 32137

SHIELDS KEITH
84 LINDSAY DRIVE
PALM COAST, FL 32137

SHIH JENN-SHYONG &
VICKI
255 WASHINGTON PLACE
PARAMUS, NJ 07652-4754

SHIMIEV SEMEN
19 THOMAS PLACE
STATEN ISLAND, NY 10306

SHIVER THERESA M
62 LEAVER DRIVE
PALM COAST, FL 32137

SHIVERDECKER DENNIS A & SUSAN
F SHIVERDECKER H&W
145 LONDON DR
PALM COAST, FL 32137

SHORE LACINDA & DENNIS SHORE
W&H
7 LAKE CHARLES LANE
PALM COAST, FL 32137

SHULMAN INNA & VLADIMIR W&H
233 LONDON DRIVE
PALM COAST, FL 32137

SHUTTS BABETTE &
DAVID W&H
6 LAREDO PLACE
PALM COAST, FL 32137

SICOTTE KATERINA K
9520 APHRODITE DRIVE
ANCHORAGE, AK 99515

SIDAWI GREGORY & SAMDAYE
SIDAWI H&W
31 LEIDEL DRIVE
PALM COAST, FL 32137

SIMMONS JUSTIN WAYNE &
JENNIFER JO SIMMONS H&W
39 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

SINDE GARY & MICHELLE
SCROGGINS JTWROS
139 LARAMIE DRIVE
PALM COAST, FL 32137

SINDE RAYMOND J & MELANIE A
H&W
9 LARCHMONT PL
PALM COAST, FL 32137

SIWIEC ANDREW & SUSAN
TOMCZYK SIWIEC H&W
28 LEWIS DR
PALM COAST, FL 32137

SKAER ROBERT & SHARON H&W
7058 TRIPLE LAKES RD
MILLSTADT, IL 62260

SLIPSKI STANLEY J &
ELLEN C
80 MELCON DRIVE
SOUTHINGTON, CT 06489

SMILNAK ROBERT J
28 LEDGECREST DRIVE
NEWINGTON, CT 06111

SMIRNOFF OLGA
63 LEMA LANE
PALM COAST, FL 32137

SMITH DAVID
7 LEWIS DRIVE
PALM COAST, FL 32137

SMITH JOHN A & SANDRA L
SMITH TRUSTEES
7057 HOLLOW CORNERS
ALMONT, MI 48003

SMITH MICHAEL W &
VIRGINIA A H&W
8 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

SMITH SAMUEL & ALEXANDRIA H&W
83 LEE DRIVE
PALM COAST, FL 32137

SMP PROPERTY HOLDINGS LLC
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119

SMT PROPERTIES GROUP LLC &
BKG PROPERTIES LLC
PO BOX 351016
PALM COAST, FL 32135-1016

SNYDER CHRISTOPHER J &
DIANA M H&W
93 BROOKSIDE LANE
PALM COAST, FL 32137

SOKOLOWSKI THOMAS D
LIFE ESTATE
26 LAKE SUCCESS DRIVE
PALM COAST, FL 32135-0620

SORRENTINO VINCENT
1 LEMA LANE
PALM COAST, FL 32137

SOTORP KAI
139 LONDON DR
PALM COAST, FL 32137

SOUSA CHRISTOPHER EUGENIO
16 FOX HUNT RD
SHELTON, CT 06484

SOUSA JOHN & MARIA H&W
16 FOX HUNT RD
SHELTON, CT 06484

SOUSA JOHN A & MARIA C
H&W
16 FOXHUNT ROAD
SHELTON, CT 06484

SOUSA JOHN A
16 FOX HUNT ROAD
SHELTON, CT 06484

SOUSA MARIA & JOHN SOUSA
JTWROS
78 LONDON DR
PALM COAST, FL 32137

SOUSA VICTOR M & MELANIE
RAICHE
10 ROMANO VILLAGE DR
WESTPORT, MA 02790

SPAULDING LONNIE B &
LINDA J H&W
9 LEMA LANE
PALM COAST, FL 32137

SPIEWAK RAYMOND J
2 BANFILL LANE
SOUTHBOROUGH, MA 01772

SPRAGUE CORTLAND R & VERONICA
SPRAGUE
9703 SW 134 PLACE
MIAMI, FL 33186

SPYROPOULOS EHTHIMIOS
C/O LEE GOLDEN ESQUIRE
420 LEXINGTON AVE SUITE 2440
NEW YORK, NY 10170

ST CLAIR MICHELE
75 LEIDEL DRIVE
PALM COAST, FL 32137

STANFILL KRISTEN TRUSTEE
25 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

STASKY ADRIAN R &
NICOLE L H&W
217 LONDON DRIVE
PALM COAST, FL 32137

STEPANYAN ANZHELA & HACH
TURYAN W&H & VADIM
KHACHATUROV JTWROS 601 MICHIGAN
GRAND RAPIDS, MI 49503-3448

STERLING PATRICIA B & ERICK R
STERLING JTWROS
50 LONDONDERRY DRIVE
PALM COAST, FL 32137

STEVENS JACQUELINE L & DAVID A
STEVENS W&H
11 LEIDEL DRIVE
PALM COAST, FL 32137

STEVENS SIDNEY V AND CHERYL A
H&W
8 LEWIS SHIRE PLACE
PALM COAST, FL 32137

STICKLE KAREN L
LIFE ESTATE
58 LAKE SUCCESS DR
PALM COAST, FL 32137

STICKLE SINCLAIR & KAREN L H&W
58 LAKE SUCCESS DR
PALM COAST, FL 32137

STOCKERT VIKTOR & ELVIRA KOZBA
H&W
129 LINDSAY DRIVE
PALM COAST, FL 32137

STOCKERT VIKTOR & ELVIRA
KOZBA
129 LINDSAY DRIVE
PALM COAST, FL 32137

STOKES DANIEL R & SHEILA A
COX H&W
21 LAKE CHARLES LANE
PALM COAST, FL 32137

STOKES JAMES W AND CARLON R
H&W
32 LEWISDALE LN
PALM COAST, FL 32137

STOLZ RICHARD & MARGARET T
TRUSTEES
7350 BEAUMONT TERRACE
SUWANEE, GA 30024

STONER ROBERT A & RITA
BRONSON H&W
10 LEWISTON COURT
PALM COAST, FL 32137

STREIGHT CYNTHIA K
TRUSTEE
7 LEWIS SHIRE WAY
PALM COAST, FL 32137

STUART MELISSA L & SEAN F
W&H
9 LEAVER DRIVE
PALM COAST, FL 32137

STUCKY RICHARD D &
ELLEN K H&W
193 LONDON DRIVE
PALM COAST, FL 32137

STURGIS JAMES M & MARCIA J
STURGIS H&W
96 LINDSAY DR
PALM COAST, FL 32137

SUN COUNTY CUSTOM HOMES &
DEVELOPMENT LLC
200 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

SUSKIE DAVID E
4 MC NISH WAY
WEST CALDWELL, NJ 07006

SVERSMOL LLC
3351 12 AVENUE #1
BROOKLYN, NY 11218

SZCZECZOWICZ LAURA E
53 LEAVER DRIVE
PALM COAST, FL 32137

TAJMIR GHAFOUR AND
CHERYLE A H&W
52 FRANCIS LANE
PALM COAST, FL 32137

TAMAYO FERNANDO & VERONICA H&W
28 HONEYMAN DRIVE
FLEMINGTON, NJ 08822

TANPIENGCO LOURDES O
TRUSTEE
403 MAIN STREET
E SETAUKET, NY 11733

TARIQ MUHAMMAD & CORINNE H&W
16 LAKE CHARLES PLACE
PALM COAST, FL 32137

TAVORA PROPERTIES LLC
3 WHITE WOOD PLACE
PALM COAST, FL 32164

TAYLOR BEVERLY A & LAWTON
MICHAEL TAYLOR H&W
241 LONDON DRIVE
PALM COAST, FL 32137

TEIXEIRA VLADMIRE M
20 LEE DRIVE
PALM COAST, FL 32137

TENORIO MARCELO
37 WOOD ACRE
PALM COAST, FL 32164

TERRY LINDA
42 LEWIS DRIVE
PALM COAST, FL 32137

THIBAUT ANTHONY J JR &
LYNDA J H&W
3 LAKE PLACID PLACE
PALM COAST, FL 32137

THOMAS PATRIC JAMES & SUSAN D
THOMAS H&W
161 LARAMIE DRIVE
PALM COAST, FL 32137

THOMPSON ERIC &
DOROTHY H&W
73 LAKE SUCCESS DRIVE
PALM COAST, FL 32164

TISSUE PAULINE &
BRYAN RONAL TISSUE SR W&H
1121 DUNDEE RD
SYKESVILLE, MD 21784

TIU MILA & ELLEN
99-05 63 DRIVE #9K
REGO PARK, NY 11374

TOMKINS BRIAN & CRYSTAL H&W
72 LINDSAY DR
PALM COAST, FL 32137

TORBECK RICHARD & MARY H&W
7 LEE PLACE
PALM COAST, FL 32137

TOUHY ANDREW G & MARIA
CONTI-TUOHY H&W
67 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

TOWELL JOHN & CLARE H&W
5 LAKE CHARLES LANE
PALM COAST, FL 32137

TUNG LAI-FUNG
222 BARRETT AVENUE
BAYPORT, NY 11705

TUOHY ANDREW G &
MARIA C H&W
67 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

VAIL LC
LIFE ESTATE
29 LINCOLN LANE
PALM COAST, FL 32137

VALDIVIESO JOSEPH R & GLADYS I
& YVONNE I VALDIVIESO JTWR
PO BOX 352265
PALM COAST, FL 32135-2265

VALENTINUZZI PETER &
EDNA H&W
PO BOX 352793
PALM COAST, FL 32135-2793

VAN DE MARK D &
FRANCESCA M
150 LOOKOUT PASS
STORMVILLE, NY 12582

VAN DEIJCK PIET & BARBARA Y
NAGEL-VAN DEIJCK H&W
1 CARRINGTON LANE
ORMOND BEACH, FL 32174

VAN DEMARK HENRY D &
FRANCESCA M
150 LOOKOUT PASS
STORMVILLE, NY 10507

VAN KENNEN JAMES F &
HARRIET V K OSBORN &
WILLIAM B ALLIN (TRUSTEES) P.O. BOX:
KITTERY POINT, ME 03905

VANCE CARA & MONTAGUE
STRICKLAND JTWROS
50 BALLENGER LN
PALM COAST, FL 32137

VANDENBERG CLAY
134 LINDASY DRIVE
PALM COAST, FL 32137

VEGA VIVIAN & MELITZA
CUEVAS
5 ELIZABETH WAY
KIAMESHA LAKE, NY 12751

VEITH GEORGE J & JODY LYNN
VEITH H&W
7851 PARK COURT NE
ELK RIVER, MN 55330

VELIZ DANIEL
73 LEE DRIVE
PALM COAST, FL 32137

VENTURELLA RONALD E & MARY E
H&W
12 LEWIS DRIVE
PALM COAST, FL 32137

VERRIER DARCY & MICHELLE
H&W
3601-107 AVENUE EDMONTON
ALBERTA,

VERRIER DARCY & MICHELLE
VERRIER H&W
3601-107 AVENUE EDMONTON
ALBERTA,

VESS PATRICIA L
153 LONDON DRIVE
PALM COAST, FL 32137

VIARENGO RICHARD E &
KANDY K SCREWS
JTWROS 5978 FISHING CREEK RD
NOLENSVILLE, TN 37135

VIDA GYORGY J & CONSTANCE M
VIDA JTWROS
31 LEE DRIVE
PALM COAST, FL 32137

VIGNALI DOREEN
81 LANCELOT DRIVE
PALM COAST, FL 32137

VINTAGE ESTATE HOMES LLC
780 S APOLLO BLVD STE 1
MELBOURNE, FL 32901

VINTAGE ESTATE HOMES LLC
780 S APOLLO BLVD, STE 100
MELBOURNE, FL 32901

VINTAGE ESTATE HOMES LLC
780 S APOLLO BLVD
MELBOURNE, FL 32901

VINTAGE ESTATE HOMES LLC
780 S APOLLP BLVD STE 100
MELBOURNE, FL 32901

VIOLA ALYSSA
54 LEMA LANE
PALM COAST, FL 32137

VOITSEKHOVSKI MARSHA
TRUSTEE
4978 GREY FEATHER CIRCLE
SAN JOSE, CA 95136

VOLPE MICHAEL E & DONNA M H&W
38 LEIDEL DRIVE
PALM COAST, FL 32137

WAGNER TODD L & KIMBERLY A
WAGNER H&W
4 LEWIS DRIVE
PALM COAST, FL 32137

WALLACE RONALD A
40 S MONTGOMERY STREET
VALLEY STREAM, NY 11580

WALTMAN NICHOLE & MICHAEL
PEREZ JTWROS
123 LINDSAY DR
PALM COAST, FL 32137

WARDEN AMBER E
45 LEAVER DRIVE
PALM COAST, FL 32137

WARING SHARON M & MELVIN
WARING JR W&H
66 LEAVER DRIVE
PALM COAST, FL 32137

WASHINGTON-ALI ADRIENNE
38 MOHAWK DRIVE
BRIGHTWATERS, NY 11718

WEASE RICHARD W & DAWN H&W
6 LAKE CHARLES LANE
PALM COAST, FL 32137

WEATHERS CLINT C & DAWN M
H&W
8 LARGO PLACE
PALM COAST, FL 32137

WEBB PATRICIA G & ALPHONSO
WEBB
9117 S CEDAR HILL WAY
LONE TREE, CO 80124

WEE CHO BIAN
22 WHITE HOUSE PARK
,

WEIGLE PEGGY I
TRUSTEES
14906 NW 107TH TERR
ALACHUA, FL 32615

WEIGLE PEGGY
TRUSTEES
14906 NW 107TH TERR
ALACHUA, FL 32615

WEST BRAD M & KATHLEEN H&W
44 LEE DRIVE
PALM COAST, FL 32137

WESTERLUND ROBERT WAYNE &
JACQUELYN VONNE H&W
128 LARAMIE DR
PALM COAST, FL 32137

WHITE PHILIP TAYLOR & JUDITH
ANN WHITE H&W
15 LINDBERG LANE
PALM COAST, FL 32137

WHITEHEAD BEVERLY C
3 LAKE CHARLES PLACE
PALM COAST, FL 32137

WIDOM LYNNE MARIE
LIFE ESTATE
4 LAKE PLACE
PALM COAST, FL 32137

WIERZBA MICHAEL JOSEPH & CAROL
LEE H&W
8330 CARRIAGE HILLS DRIVE
BRENTWOOD, TN 37027

WILKERSON MICHAEL B & DONNA E
H&W
143 LONDON DRIVE
PALM COAST, FL 32137-9760

WILKINS GAIL A & GLORIA J H&W
121 LARAMIE DRIVE
PALM COAST, FL 32137

WILKINS GAIL A &
GLORIA J WILKINS REVOCABLE
TRUST 121 LARAMIE DRIVE
PALM COAST, FL 32137

WILLIAMS DEMETRA B &
DIANE B THOMAS & WALLY R
BASKOVICH 2603 MEADOWOOD DRIVE
NEW PORT RICHEY, FL 34655

WILLIAMS DONALD L & ALTA
CLARICE H&W
190 LONDON DRIVE
PALM COAST, FL 32137

WILLIAMS JOHNNIE
86 LANCELOT DRIVE
PALM COAST, FL 32137

WILLIAMS JUSTINE
9 LEWIS SHIRE WAY
PALM COAST, FL 32136

WILLIAMS RICHARD B & KRISTINE
L H&W
137 LONDON DRIVE
PALM COAST, FL 32137

WILSON JAMES W JR &
TAWSHA R H&W
11452 W PRENTICE DRIVE
LITTLETON, CO 80127

WILSON LARRY B & MARTHA
HUGHES H&W
21 LINCOLN LANE
PALM COAST, FL 32137

WINGER DANE A & VICTORIA B
WINGER H&W
117 LARAMIE DRIVE
PALM COAST, FL 32137

WINGFIELD SAMUEL CARTER &
DEBORAH NICOLE H&W
16 LEWIS SHIRE PLACE
PALM COAST, FL 32137

WOITOWITZ JOHN & DEBORAH
STOTTLE H&W
56 LEE DRIVE
PALM COAST, FL 32137

WOLD CLIFFORD
268 HIDDEN SPRING GREEN NE
CALGARY AB T3A 5N4,

WOLFF EDWARD &
THERESA WOLFF H&W
85 LANCELOT DRIVE
PALM COAST, FL 32137

WOLFLE CLARA L
70 LAKE SUCCESS DRIVE
PALM COAST, FL 32137

WONG GREGORIO &
NIRKA
76-57 175 STREET
FLUSHING, NY 11366

WONG WILLIAM &
VIOLA ESBRY
54 LONDON DRIVE
PALM COAST, FL 32137

WOOD RANDAL F
2 LEIDEL DRIVE
PALM COAST, FL 32164

WRIGHT JAMES LOUIS
41 AUBORN AVE
SHIRLEY, NY 11967

WYNN WILLIAM L III &
ADRIENNE H&W TRUSTEES
12 LAKE PLACID PLACE
PALM COAST, FL 32137

YANASHESKI CHRISTA F
124 LONDON DRIVE
PALM COAST, FL 32137

YANASHESKI NICOLE C
63 LANCELOT DRIVE
PALM COAST, FL 32137

YANG CHENG-HSIN
7 HAWSER WAY
RANDOLPH, NJ 07869

YELCHANINOVA LYUBOV & VLADIMIR
TSIRLIN W&H
152 LONDON DRIVE
PALM COAST, FL 32137

YOUNG JOE
PO BOX 9
CISSNA PARK, IL 60924

ZAKSEWICZ ANTHONY S
3 LEMA LANE
PALM COAST, FL 32137

ZAMORA WILLIAM
13730 SW 268TH ST APT 203
NARANJA, FL 33032

ZAPATA ELDA A & LUIS F W&H
154 LONDON DRIVE
PALM COAST, FL 32137

ZETAH JEFFREY & DENISE H&W
11 LAKE PLACID PLACE
PALM COAST, FL 32137

ZIEGLER DOUGLAS R & CINDY L
H&W
3332 BIG RIDGE RD
SPENCERPORT, NY 14559

ZINTCHENKO IGOR &
NATALIA H&W
3 PITTMAN PLACE
PALM COAST, FL 32164



NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 18 day of Sept., 2020 personally appeared
Adam Harshaw who after providing Personally Known as
identification and who did, did not take an oath, and who being duly sworn, deposes
and says as follows: "I have read and fully understand the provisions of this instrument".

Two (2) signs have been posted on the subject property subject to a rezoning as described with
Application # 4150

 ✓ At least fourteen (14) calendar days before the hearing date advertising the date, time, and
location of the Planning & Land Development Regulation Board (PLDRB)

OR

 At least seven (7) days before the hearing date advertising the date, time, and location of
the City Council hearing.

Adam Harshaw
Signature of Responsible Party

Adam Harshaw
Printed Name

145 City Pl. Ste 301, Palm Coast
Mailing Address

Caroline McNeil
Signature of Person Taking Acknowledgement

Caroline McNeil
Name of Acknowledger (Typed, Printed or Stamped)



This document, once executed, must be returned to a Land Development Technician in the City
of Palm Coast Community Development Department prior to the hearing date. Failure to
provide document by that time will result in the application not being placed on the agenda for a
public hearing.

Irene Schaefer

From: Amy Shields <ashie603@yahoo.com>
Sent: Tuesday, February 18, 2020 7:23 PM
To: Ray Tyner; Jason DeLorenzo; Matthew Morton; mholland@palmcoast.gov.com
Subject: Mataanzas Golf Course and L section

Good Afternoon. I know you have been receiving numerous emails, and calls in regards to what is happening in our community. I am praying it is not falling on deaf ears. I am told by some that its useless to try and fight because money always win but I don't want that to be true and don't believe it to be.

I moved here over ten years ago. I could of chosen any place to move to raise my kids and buy a house. I chose Palm Coast. I loved the small community, the nature, the trees and the beauty of it. I left Orlando because of the crime, traffic, and overall craziness of the city. I rented here before I decided to buy because I wanted to see if I would want to stay for a long time. Did I want to have my kids grow up here. I fell in love with Palm Coast. The sirens I heard nightly in Orlando were no more. The crime and being worried about being broken into was no longer a worry. It was peaceful here and safe. I loved it. I decided to move to the L Section. I liked that it was further from town so it would be quiet. I loved my neighborhood. I ended up buying my house here. I was told the golf course which is across the street possibly could become another golf course but I was told it wouldn't be built on. I guess I should of done more investigation to see if it would of back then but to be honest I believed the person and I wasn't sure what to look into like that so many years ago. As the years have gone by I have noticed a increase of traffic on our street and more speeding but it was tolerable. But now a developer wants to build all these houses and plop them in our neighborhood. In our small, beautiful neighborhood. We are all so devastated. I just don't understand how he can do that. What about the beauty of this place. What about our home values. And most important, what about our quality of life. Doesn't that matter? What about all the beautiful animals in those woods. Where will they go. Are some endangered? The wood storks, the turtles, the eagles?

I am also very concerned for our health. Do you know the chemicals that will be dug up from a golf course. Can you imagine what is in the ground. Would you want to live right by there when they dig up years of chemicals and round up. There is data to prove that it can be dangerous to dig up golf courses. I read in certain counties, they made theirs into a nature course. If its about the money, then make it a golf course again. I don't golf but I am sure so many would come and golf so money could be made if thats what its about.

I just don't understnad how someone who paid a premium to be on the golf course have that taken away. Its like buying a lake house and a developer digging up the lake and putting in condos.

I am begging you to please save our homes, our quality of life.

I have talked with so many people and am so surprised of the people that would move from here if this all happens. People who have lived here 30 years are willing to move becasue of that. Can you imagine the empty houses. We already have some that are empty and falling apart because some people just don't care anymore.

Isn't Palm Coast supposed to be Tree City. Rooted in Nature?

I know many of you can't respond to this but I just had to email you and plead with you on this matter.

Thank you for your time.

Amy Shields

[Sent from Yahoo Mail for iPad](#)

Irene Schaefer

From: anggirolamo <anggirolamo@aol.com>
Sent: Wednesday, December 11, 2019 3:34 PM
To: Irene Schaefer
Subject: RE: here is the link to attach the files for Mr. Tyner

4 pictures sent to Irene
Regards
Ange

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: anggirolamo <anggirolamo@aol.com>
Date: 12/10/19 [3:08 PM](#) (GMT-05:00)
To: rtynr@palmcoastgov.com
Subject: Dec 5th Meeting at Mantanzas High School

To: Mr Ray Tyner,
I met you at the Developer Meeting for Michael Chiumento at the high school on Dec 5th.

My property:
159 London Dr.
Palm Coast, FL. 33137

My property is located at what was the #3 Hole on Matansas Golf Course in which I bought at a premium in 1994 because of the pond (now considered a waterway) and a great view of the green. My lot back in those days was considered one of the most valuable. I used it mainly as a vacation property, but converted to my primary home 2 years ago.

At the meeting it was disclosed that the section across the pond (pictures attached), will be considered for "Commercial Zone". This is a concern, but do understand that Route 1, which is directly across from the pond to many of these homes has certain entitlements for building rights, but with restrictions.

The neighborhood is a very peaceful and quiet community with many beautiful wildlife, complemented with many pine trees that give it great aesthetic.

When I bought this property, the goal was to have a golf course and do some expansion with a pool, but it does not make financial sense to proceed in that direction now, but for future if the commercial zone happens there needs to be requirements to protect the value of these properties along Route 1:

1.) The pond or waterway should never be filled in to expand commercial building construction. (This should be put in writing to any future buyers of this portion of the land).

- 2.) Even though there is not much room to build directly across my property. I would recommend that the pine trees outlining the pond not be taken down by a commercial builder since it acts as a buffer for any building or noise reduction for route 1 traffic.
- 3.) For the benefit of all the homes on the construction zone along route 1, I would also consider for those areas that have more room to build commercial properties, there should be a concrete barrier (somewhere around 12'-15') that would border along the trees along the waterways.
- 4.) As mentioned at the meeting there needs to be a better plan for water flow throughout the community. I never experienced water in my home but had it covering most of my front lawn under sever weather.
- 5.) Under ITT development back 25 yrs ago, these properties had 80' × 120' lots, I believe as a minimum. These current developers should not be allowed to build on smaller lots. It would be a great injustice to current property values. This would be something I would truly fight for. I do not want to lose anymore potential money on this property.

Regards

Angelo (Ange) D. Girolamo

Phone [586-596-2520](tel:586-596-2520)

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Irene Schaefer <ISchaefer@palmcoastgov.com>

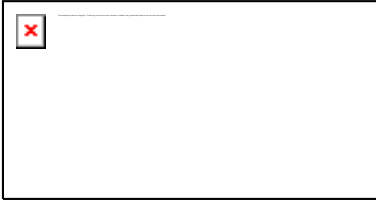
Date: 12/11/19 2:22 PM (GMT-05:00)

To: anggirolamo@aol.com

Subject: here is the link to attach the files for Mr. Tyner

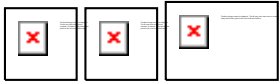
<https://www.palmcoastgov.com/fileshare/receive/1d98801b-ce23-4779-b838-d2a4fff061cb>

Irene Schaefer
Planning Clerk
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastgov.com



Questions or Concerns?

Register today at www.palmcoastconnect.com



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City of Palm Coast officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

















Dennis K. Bayer
—◆—
Attorney

Dennis K. Bayer, Esq.
dennis@bayerlegal.com

109 South 6th Street, Suite 200
Flagler Beach, FL 32136
Tel: 386-439-2332
Fax: 386-439-6522

February 11, 2020

Ray Tyner
City of Palm Coast Planner
(Via Email delivery)

RE: Matanzas Golf Course Conversion

Dear Mr. Tyner,

On behalf of my clients, I am submitting the list of questions that are based upon a review of the revised MDP submitted by the applicant. I am providing a courtesy copy to the Chiumento firm for their review as well.

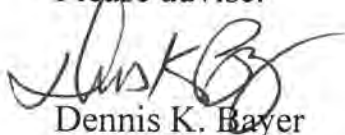
The outline of issues is below:

1. The revised submittal has exhibits which do not match- see Exhibit B which does not have the same parcel outlines as the following exhibits. Another example is page 10 refers to some of the ponds as being part but does not indicate which ponds.
2. There is no indication about the maximum number of units for each residential parcel and the maximum amount of commercial space is not adequately defined.
3. What is the basis for allowing this much commercial use? Why is self storage being allowed?
4. The revised submittal calls for the individual homeowners to maintain the buffers. That will be a disaster. The HOA should be responsible. Also, who will be responsible for the commercial buffers?
5. What standards will be used for the plantings on the buffers? Will there be a requirement for survival of the trees which are planted?
6. How many of the existing trees will be preserved? Is a tree survey going to be submitted?

7. Are there any appraisals for the values of the land being swapped between the applicant and the city? What lands is the city giving to the applicant and what uses will be allowed to go on the land deeded to the applicant?
8. The developer has a questionable record with code compliance- what protections will be put in place to make certain that the improvements and ongoing maintenance are funded? Will the developer be required to bond the work?
9. Does this City have a stormwater analysis from the applicant? It appears that the golf course has served as a stormwater retention area as part of the original development design- how is the applicant going to offset this loss of percolation area? In a similar vein- what testing has been done and what is anticipated as far as any pesticides? Will soil borings be required?
10. Since my firm represents multiple property owners, will the city allow me more than 3 minutes in the comments to planning board and city commission?
11. Will each sub-parcel have two points of ingress and egress? The plans are not clear in this regard.

Please let me know a convenient time for us to meet to discuss these concerns.

Please advise.



Dennis K. Bayer

DKB/kh

Irene Schaefer

From: Jason DeLorenzo
Sent: Wednesday, February 26, 2020 8:24 AM
To: Bonnie
Cc: Irene Schaefer; Ray Tyner
Subject: RE: Line of sight comment

Good morning Ms. Pennington,

City staff is not involved in any meetings with the developer and homeowners to evaluate golf course views. The developer may be conducting meetings, but staff is not involved if they are.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: Bonnie <leepee22@att.net>
Sent: Wednesday, February 26, 2020 7:45 AM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Cc: Irene Schaefer <ISchaefer@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Line of sight comment

Good Morning,

First let me say a personal thank you for your recent comments regarding the Matanzas Woods Golf Course project. It was received well in the community. In fact, folks are planning block parties and fireworks as we speak :)

In yesterday's article in the Palm Coast Observer Attorney Michael Chimento was quoted as saying:

"Given the importance of this project to the community, we are meeting with various homeowners in the neighborhood to consider their issues. The owner, these homeowners and city staff are discussing ways to develop the property that minimizes the impact to the community. For example, we are looking at each home on the golf course and evaluating their existing view."

In light of the city's most recent comments to the developer that no development would be permitted on the fairways to protect line of sight, I would like the city to specifically confirm or deny that it is engaged in, or aware of, such meetings and discussions that he noted.

In my opinion, if such conversations are taking place in small pockets of a discriminate few, the entire Community has a right to know. Moreover, I would question the discretion of the city, as well as the authenticity of its written comments, if it were in fact allowing Attorney Chimento and the developer to determine what a reasonable line of sight is.

Thank you again for the due diligence to date.

Bonnie Pennington

Sent from my iPhone

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, February 18, 2020 5:00 PM
To: Irene Schaefer
Cc: Bill Hoover
Subject: FW: Matanzas Woods golf course development and environs

FYI – For our file.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Janis Bland <jdunningtonbland@gmail.com>
Sent: Sunday, February 16, 2020 6:40 PM
To: Ray Tyner <RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>; Jack D. Howell <JDHowell@palmcoastgov.com>; Milissa Holland <MHolland@palmcoastgov.com>; Tracey Doak <TDoak@palmcoastgov.com>
Subject: Matanzas Woods golf course development and environs

Greetings to all.

We understand that the city is drafting comments to the developer for this area. We are concerned about a number of items, of which we have received either contradictory or incomplete information, or, even mis- or dis-information.

We would like our comments considered for the record.

- 1) We are confused as to lot sizes on the proposed golf course, specifically along Leidel Dr., where we just purchased a home. We have heard both 6,000 square feet and 7,500 square feet, both of which are ridiculously small and NOT in keeping with the existing developed area.
- 2) We have lovely trees and preserved land between our rear property line and the old fairway. Will that be cut down? Why? When we bought this property, we were assured a buffer. Who will maintain that?
- 3) We have also heard that a self-storage unit(s) will be plunked into the L-section. What on earth for? There's a storage unit being built as we speak on Old King's North! That will make four that we know of in Palm Coast, from Palm Coast Parkway north (we haven't even looked at what's down on 100).
- 4) What toxic chemical remediation will the developer employ? How will monitor and regulate cleanup PRIOR to development? This defunct course is old - it likely has arsenic in the soil among other toxic substances, as without a doubt glyphosate (Roundup) was and has been used liberally in the green space.
- 5) Multi-family and commercial will utterly RUIN Matanzas Woods. If commercial is to be developed between London and US 1, what sort of buffer will be placed for those folks on London? Multi-family anywhere in the L-section will strain the traffic patterns in the area, and (see above) NOT in keeping with the existing developed area. Plus, isn't the vast tract south of Matanzas Woods and west of Belle Terre slated for a giant multi-family eyesore? Why put more multi-family in the L-section?

6) Finally, what is the timeline for development? Current residents need a *concrete timeline*. We can hear I-95 some, but it's white noise. We delight to hear the cardinals, crows, hawks, sandhill cranes ...

We moved to Palm Coast because it is a lovely area, and from what we saw as we looked for a property, seemed to be responsibly developed. But now that we're here, we are not so sure. We bought in Matanzas Woods because we loved the green space of the old golf course, and were assured that it would remain GREEN SPACE. This old golf course area would be a fine opportunity to develop (!) a healthy area for Palm Coast residents to enjoy and exercise. The old cart paths could be redone for walking and biking paths. Stock the ponds for fishing. NOT EVERY SQUARE INCH HAS TO HAVE A HOME OR STORE ON IT. Palm Coast doesn't have to attract more residents, just more visitors.

The city's motto is "Rooted in Nature." At this rate, it should be "Rotted in Concrete."

We are fairly certain that you in the city government are in areas immune from unbridled development. Now that we are here, we are definitely aligned with NIMBY. Right now we have very little faith that this developer is being an "honest broker." But as always, money talks.

Prove us wrong.

Sincerely,
Janis Bland & David Pineda
50 Leidel Dr.

Irene Schaefer

From: Virginia Smith
Sent: Friday, February 14, 2020 3:17 PM
To: Jason DeLorenzo; Ray Tyner; Irene Schaefer
Subject: Fwd: Matanzas Woods Golf Course Re-Zoning

Irene for the file please. Thanks

V

Get [Outlook for iOS](#)

From: Dennis Shiverdecker <theshiv7139@gmail.com>
Sent: Friday, February 14, 2020 2:53 PM
To: vsmith@palmcoastgov.com
Subject: Matanzas Woods Golf Course Re-Zoning

As a concerned citizen of Palm Coast, I have major concerns regarding the developer plans to re-zoning Matanzas Woods golf course.

1. The buffer zone that the developer wants to install which would separate the proposed commercial property from my property will not be sufficient. An insufficient 70 ft. Barrier would greatly impact my line of sight that I bought into when it was a course and what the current LDC states I have a right to.
2. Will the city ensure that an independent soil testing be done prior to development? Furthermore, golf courses do have underground wells and these wells must be removed properly per Florida codes. The inorganic chemicals used on the golf course are toxic and harmful to humans and wildlife.
3. With the increase traffic pattern how will the city address these issues?
4. If the re-zoning is approved, how will the drainage and flooding issues be addressed?
5. The proposed lot sizes by the developer does not conform with the existing neighborhood.
6. Why would the City of Palm Coast even consider doin a land swap with the developer. Is there an appraisal for these lots?

Thank you,

Dennis Shiverdecker
145 London Dr.
Palm Coast, Fl. 32137

Sent from my iPad

Irene Schaefer

From: Jason DeLorenzo
Sent: Friday, February 28, 2020 5:04 PM
To: Elizabeth Souza
Cc: Irene Schaefer; Ray Tyner
Subject: RE: Matanzas Woods

Ms. Souza and Mr. Burchell,

Thank you for your email. The area north of London and east of the canal is a reserve parcel. It is not in preservation or conservation. This is a common misconception I have heard throughout my time in Palm Coast. When ITT platted Palm Coast they named many areas as reserved for future use.

The developers application showed a retention pond in the area abutting the homes in your area. We asked them to keep the area as a natural buffer.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746

www.palmcoastgov.com

-----Original Message-----

From: Elizabeth Souza <souza.elizabeth6@gmail.com>
Sent: Thursday, February 27, 2020 4:22 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Matanzas Woods

Mr. DeLorenzo, first of all let me thank you for your response to my previous email as I am sure you have been inundated with emails.

It has come to my attention that the proposed Matanzas Woods Golf Course development has been downsized protecting the views for many residents. This in itself is awesome, however it is my understanding that the city has deemed it permissible for homes to be built on the north side of London, on what has been considered a preserve. We were told upon the purchase of our home that the "preserve" could not be built on, this was the deciding factor in our decision to buy. We have an abundance of trees and wildlife, it will be devastating to destroy this preserve to build houses. As you know trees combat climate change, they absorb Co2 obtaining the carbon while releasing the oxygen. They clean our air, they absorb pollutants while providing oxygen.

The City of Palm Coast nor its inhabitants will not benefit from this development, please take this into consideration and preserve our wildlife and beautiful environment.

Sincerely,
Elizabeth Souza/ Harris Burchell

Sent from my I pad

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, February 18, 2020 11:11 AM
To: Irene Schaefer
Cc: Bill Hoover
Subject: FW: Matanzas Woods Golf Course

FYI - For our file.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com

-----Original Message-----

From: Elizabeth Souza <souza.elizabeth6@gmail.com>
Sent: Monday, February 17, 2020 3:50 PM
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Matanzas Woods Golf Course

To whom it may concern:

I am writing this in response to the Matanzas Woods Golf course being turned into a housing development. As a home owner living on London drive my concerns are many!

1. We will have a retention pond as a buffer in our back yard pad, replacing the beauty and serenity of a natural preserve. Our wildlife will be replaced by houses.
2. The buffers are not sufficient, the houses will be in our backyard.
3. The proposed lot sizes do not conform to the present homes. The proposed new homes will be built on smaller lots at a much higher density than existing development.
4. Who will maintain the buffers?
5. This proposed development will strain the already crowded roads, school systems and other city services. We will have increased traffic and noise.
6. Will there be years of construction all around us? Our health, neighborhood our investment and quality of life are all at stake!

The potential loss of our peaceful backyard, loss of additional equity in our home, and an influx of 6,000 square foot lots is changing Palm Coasts motto from "Rooted in Nature" to "rooted in cement" overdevelopment will not benefit the city, it will benefit one person, the developer.

Sincerely,
Harris Burchell / Elizabeth Souza

Sent from my iPad

Irene Schaefer

From: Ray Tyner
Sent: Monday, January 6, 2020 11:29 AM
To: Bill Hoover
Cc: Irene Schaefer
Subject: FW: Matanzas Woods Golf Course Development - Thoughts from a New Resident, 50 Leidel Dr.

FYI – for file

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Janis Bland <jdunningtonbland@gmail.com>
Sent: Sunday, January 5, 2020 6:21 PM
To: Milissa Holland <MHolland@palmcoastgov.com>; rcuff@palmcoastgov.com; Jasmine Howell <JHowell@palmcoastgov.com>; Nick Klufas <NKlufas@palmcoastgov.com>; Eddie Branquinho <EBranquinho@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Matanzas Woods Golf Course Development - Thoughts from a New Resident, 50 Leidel Dr.

Dear Madam Mayor, Esteemed City Council Members, Mr. City Manager, and City Community Development Officers:

I retired August 31st after 32 years of faithfully serving our nation in the United States Air Force and the federal civilian service, at which time my husband and I moved from West Virginia to Florida. We spent several months determining where we ultimately wanted

to live, having at first considered the Gulf areas of Citrus and Hernando counties.

One day we decided to visit Palm Coast, and came back several times, each time more certain that this is where we wanted to live. We found a wonderful realtor and a wonderful home on Leidel Drive. We heard of some potential development in the L section, but received assurances from different sources that it was nothing to be concerned about. In retrospect, I suppose we are guilty of not doing our due diligence, now that we have more information as to what the developer wants to do with the defunct golf course.

We are dismayed to find that the main reason that we decided to purchase this home is in jeopardy! We love the fact that the Matanzas Woods area is somewhat secluded, yet the amenities of Palm Coast are a convenient drive away. We love the golf course area. A functioning golf course would be wonderful, but allowing nature to take the old course, as well as preserving other undeveloped areas, allows the preservation of wildlife - we'll take deer, gopher tortoises, hawks - even wild pigs and pygmy rattlesnakes - over unbridled development! We understand that the area to the south of Matanzas Woods Parkway and west of Belle Terre is already slated for the bulldozers. Our home is an investment as well as a refuge. We want our investment to grow, and we do not want homes two or three stories high to grow behind us and invade our privacy. For the love of peace and quiet, and **not** the almighty dollar, please leave Matanzas Woods Golf Course alone!

A final thought: we stayed for a month in Sanford. Driving around there, and down US17/92 around Altamonte, is a nightmare. This proposal will turn Palm Coast into Sanford on the Atlantic. Is that what you want?

Sincerely,
Janis Bland
50 Leidel Dr.

Irene Schaefer

From: Tracey Doak
Sent: Thursday, March 5, 2020 7:18 AM
To: Irene Schaefer
Subject: FW: Matanzas Woods Golf Course Development Round 2?

Tracey Doak
Zoning Supervisor
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-2473
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Janis Bland <jdunningtonbland@gmail.com>
Sent: Wednesday, March 4, 2020 7:28 PM
To: Ray Tyner <RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>; Jack D. Howell <JDHowell@palmcoastgov.com>; Milissa Holland <MHolland@palmcoastgov.com>; Tracey Doak <TDoak@palmcoastgov.com>
Subject: Matanzas Woods Golf Course Development Round 2?

Greetings all,

First, we would like to thank the City for its response to the development proposed by Mr. Ustilovsky and his attorney, Mr. Chiumento. We are heartened that the City has heard and responded to our - the residents of Mantanzas Woods L Section - concerns about this proposed use of the former golf course. This has somewhat restored my faith in government, that is our elected officials working to citizens' benefit.

The next question is - have Messers Chiumento and Ustilovsky provided an updated plan? We ask because the former has created a Facebook page dedicated to this proposed development with Ustilovsky's detailed updated plan, **WHICH IS BASICALLY WHAT HE SUBMITTED BEFORE**. While Mr. Chiumento is certainly free to create and maintain such a page, we have concerns as to his motivations. For example, the page *Lakeview Estates - Palm Coast*, has the following from a post: "We've been working diligently with many residents in the area to address concerns as they have been brought to us and we're excited for the next step in the process." We would like full transparency - who? Addresses? We live along the fairway, and have not had any communication with either Chiumento or Ustilovsky, nor have any of my neighbors to my knowledge.

We bring his Facebook page to your attention because once it came live, several folks, my wife included, left respectful replies with our opposition. A couple other folks left reviews. In short order, all comments were removed, and as of this morning, the two reviews were gone with a positive review by Mr. Chiumento in their place.

As we said in an earlier email, our fear is that Chiumento and Ustilovsky do not seem to be honest brokers in this effort. The maintenance of their Facebook page reinforces our opinion. This page seems a disinformation effort.

Please continue to hear the residents of L Section.

Cordially,
Janis Bland & David Pineda
50 Leidel Dr.

Irene Schaefer

From: Jason DeLorenzo
Sent: Friday, February 14, 2020 4:23 PM
To: Irene Schaefer
Subject: FW: Concerns over proposed rezoning and development of Matanzas Woods Golf Course

Keep for the record please.

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Jay Bixby <jayhbix@yahoo.com>
Sent: Friday, February 14, 2020 3:39 PM
To: Ray Tyner <RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>
Subject: Concerns over proposed rezoning and development of Matanzas Woods Golf Course

All,

Please consider the below listed concerns I have regarding the rezoning and development of the Matanzas Woods Golf Course property.

1. Potential of arsenic and other toxic material release in residential areas. There is a number of municipalities placing moratoriums on golf course development all over the state.
2. Flooding. The "L" section already has serious drainage and flooding issues following a good rain. These will be exacerbated with the higher density of housing proposed.
3. The proposed lot sizes are too small and do not conform to the existing neighborhood homes.
4. Multi-family housing does not fit with the existing neighborhood homes and would likely have a negative impact of existing home values.
5. The rezoning as proposed does not conform to the covenants and restrictions as written in the Land Development Code.

Thank you for considering my and my neighbors concerns regarding this project proposal.

Regards,

Jay H. Bixby

"L" section home owner and tax payer

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, January 28, 2020 6:13 PM
To: Irene Schaefer
Cc: Bill Hoover
Subject: Fwd: Golf course development

FYI- For Matanzas file.
Thanks

Sent from my iPhone

Begin forwarded message:

From: Joanne Miller <joanne.miller188@icloud.com>
Date: January 28, 2020 at 2:05:54 PM EST
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re: Golf course development

Thanks Ray very appreciated!
Joanne

Sent from my iPhone

On Jan 28, 2020, at 11:38 AM, Ray Tyner <RTyner@palmcoastgov.com> wrote:

Hello - First, Thanks for reaching out to me and welcome to Palm Coast. I have been a resident in Palm Coast since 1998 and my family loves it -it's a great community! City Staff has some of the same concerns as you and your husband have. As part of the process, the applicant is to first have a neighborhood meeting to get feedback from the neighborhood. They have provided a preliminary plan to us but they have NOT provided an official updated plan. City staff has NOT yet made formal comments on their plan. As per your area and your home specifically, we are also concerned about development and impacting your existing views. I assure you, City Staff will not recommend a height exceeding the existing homes in your neighborhood behind your home. The code has a maximum height limit of 35 feet. If - big "if" they are approved to build some single-family homes on this land, our position is that you currently have a large wooded buffer and enjoy the trees in your back yard view - this needs to remain. Again, we have not reviewed a plan nor has the applicant provided an updated plan addressing the neighbors' concerns from the neighborhood meeting. I know this doesn't provide you and your husband with 100% assurances, but do know that City Staff has similar concerns as you both do and will do our best to address these issues.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com
-----Original Message-----
From: Joanne Miller <joanne.miller188@icloud.com>
Sent: Saturday, January 25, 2020 3:56 PM
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Golf course development

Dear Mr Tyner; Let me introduce myself, Joanne and my husband Charles Miller residing at 52 Leidel Drive.

Unfortunately we find ourselves in a situation just having moved from Saint Augustine off of state road 207 last November.

We did so because of the development that surrounded us.

We thought Palm Coast would be a perfect place to retire and not have to move again, but now having the golf course behind us we were shocked to hear we could have 3 story homes on 45 foot lots behind us.

Please consider the effort people put into choosing this area and also the cost of having our homes devalued by this type of development.

We are in our seventies and want to enjoy our home and surroundings. We can't afford to move again.

We understand some development may be necessary but don't change a peaceful community into an area that would endanger our investments, emotional as well as financial.

Thank you, Joanne Miller

Sent from my iPhone

PLEASE NOTE: Florida has a very broad public records law.

Most written communications to or from City of Palm Coast officials and employees regarding public business are public records available to the public and media upon request.

Your e-mail communications may be subject to public disclosure.

GARGANESE, WEISS, D'AGRESTA & SALZMAN, P.A.

Attorneys at Law

111 N. Orange Ave., Suite 2000
P.O. Box 2873
Orlando, Florida 32802-2873
Phone (407) 425-9566
Fax (407) 425-9596

Catherine D. Reischmann

Board Certified City, County & Local
Government
Board Certified Real Estate

creischmann@orlandolaw.net

September 25, 2020

VIA REGULAR U.S. MAIL AND EMAIL tanner4freedom@gmail.com

Mr. John Tanner
P.O. Box 1628
Flagler Beach, FL 32136-1628

Re: Lakeview Estates MPD

Dear Mr. Tanner:

The undersigned represents the City of Palm Coast. Thank you for your email dated 9/23/2020 to the City Manager. We appreciate the opportunity to respond to your concerns.

First, regarding your comment that the residents do not have the final submission from the applicant, the agenda item will be available today. The entire agenda item will be emailed to you as soon as it is finalized. Our standard schedule is to have the agenda ready the Friday before the Wednesday PLDRB meeting.

Also, please be aware that a draft of the plans was made available to the public at the neighborhood meeting held December 5, 2019. The plans have not substantially changed, and the applicant has been occasionally submitting plans and other required information for this project to the City since last year. More than 200 members of the public attended the neighborhood meeting. Notice of the neighborhood meeting was provided to all property owners within 500 feet of the subject property boundary line.

The City has required the applicant to closely follow the City Code in providing public notice for the September 30th PLDRB meeting. Under Table 2-2, for a zoning map amendment, the applicant was required to post signs at least 14 calendar days prior to the hearing and complied with this provision by posting 7 signs in various locations on the property on September 16, 2020. Although not required by code, the City requires the applicant to pay for newspaper notice of the PLDRB meeting as well.

You are concerned about the September 29 deadline for submission of documentary evidence. The PLDRB meeting notice conforms closely to City Council Resolution 2020-127, which

is attached. The City Council adopted Resolution 2020-127 in order to provide citizens various options to allow participation at meetings by as many citizens as possible within the limitations imposed by Covid-19. Citizens may either attend the meeting in person at the Community Center or via zoom. The City Council adopted Resolution 2020-127 to ensure participation at the meetings is maximized, even for those who cannot attend in person. Because the City wants to accommodate citizens who wish to submit documents, Resolution 2020-127 provides that citizens may choose to attend in person or via communications media technology, specifically zoom. Citizens are asked to submit any documents by the end of the day before the meeting to ensure that the documents are available for review by all PLDRB members, the applicant, and the public, even those attending remotely. As you know, if a citizen attends the meeting remotely but wishes to show a document to the PLDRB, the Board may have trouble viewing it. As mentioned, citizens may speak at the meeting, either via zoom or in person, and do not need to provide anything to the City by the end of the day before the meeting in order to do so.

Finally, thank you for your close reading of the plans and agreement. The missing narrative language for Tract 3 was in the previous September 8, 2020 clean draft of the agreement but was inadvertently omitted from the September 17, 2020 draft. While the information for Tract 3 was still included in the table on pages in 5 and 6 of the September 17, 2020 draft, it was missing from the narrative. That error has been fixed and the previously missing information is provided below:

3	This tract is designated <u>for single-family homes and as</u> View Protection Zones and natural buffers.	<u>SFR-2, P&G</u>
---	--	-----------------------

3. TRACT 3: Tract 3 is designated for SFR-2 zoning district standards and as VPZ and natural buffers. Found on pages 6 and 7.

Given the foregoing, the City will not be seeking to continue this matter. However, should you have any questions or would like to discuss the project before the hearing, please feel free to contact City staff or the applicant's representatives.

Sincerely,

(Forwarded in absence of attorney to avoid delay.)

Catherine D. Reischmann
Assistant City Attorney

CDR/nh
Enclosure

cc: Matthew Morton, City Manager
Jason DeLorenzo, Chief Development Officer
Ray Tyner, Deputy Chief Development Officer

**RESOLUTION 2020-127
COMMUNICATION MEDIA TECHNOLOGY (CMT) MEETING PROCESSES
DURING THE COVID-19 STATE OF EMERGENCY**

**A RESOLUTION OF THE CITY OF PALM COAST,
FLORIDA, APPROVING COMMUNICATION MEDIA
TECHNOLOGY (CMT) MEETING PROCESSES
DURING THE COVID-19 STATE OF EMERGENCY;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
CONFLICTS; PROVIDING FOR IMPLEMENTATION
AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, on March 1, 2020, the Governor issued Executive Order 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of the COVID-19 virus; and

WHEREAS, on March 9, 2020, the Governor issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida as a result of the COVID-19 virus; and

WHEREAS, on March 15, 2020, Mayor Milissa Holland issued a local State of Emergency for the City of Palm Coast as a result of the COVID-19 virus; and

WHEREAS, on March 16, 2020, President Donald J. Trump and the Centers for Disease Control and Prevention ("CDC") issued the "15 Days to Slow the Spread" guidance advising individuals to adopt far-reaching social distancing measures; and

WHEREAS, one of the purposes of directions from the Governor is to slow the potential for direct and community spread of the highly infectious COVID-19 virus; and

WHEREAS, on March 20, 2020, Governor DeSantis issued Executive Order 20-69 allowing local government bodies to utilize Communications Media Technology (CMT), such as telephonic and video conferencing, as provided in section 120.54(5)(b)2, Florida Statutes; and

WHEREAS, on July 29, 2020, Governor DeSantis issued Executive Order 20-179 amending and extending EO 20-69; and

WHEREAS, on August 7, 2020, Governor DeSantis extended Executive Order 20-69, as amended by EO 20-179, to allow local government bodies to continue to use CMT for public meetings until October 1, 2020; and

WHEREAS, the deadlines set forth in Section 166.033 and 125.022, Florida Statutes, have not been explicitly extended by any of the Governor's emergency orders to date regarding COVID-19. This includes the deadline for a county or municipality to issue a letter of completeness and hold a hearing on land use applications; and

WHEREAS, the health safety and welfare of the City of Palm Coast residents, businesses, and visitors and staff is of the utmost importance to the City and additional future measures may be needed to protect the community; and

WHEREAS, Section 252.38(3), Florida Statutes, provides authority for local governments, such as the City of Palm Coast, to take actions in emergency situations and to waive the procedures and formalities otherwise required of political subdivisions by law pertaining to: performing of public work and taking whatever action is necessary to ensure the health, safety, and welfare of the community; entering into contracts; incurring obligations; employing of permanent and temporary workers; utilizing of volunteer workers; renting equipment; acquiring and distributing, with or without compensation, of supplies, materials and facilities; and appropriating and expending of public funds.

WHEREAS, Section IV City Council, of the City Charter provides: “(4) *Powers and duties of the Mayor (a) Powers. In addition to the regular powers invested in any other Council member, the Mayor shall: be recognized by the governor for purposes of military law; have the power to declare an emergency situation; ...*”; and

WHEREAS, City Council desires to adopt processes for CMT Meetings for City Council and its Boards/Committees during the COVID-19 State of Emergency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF PALM COAST, FLORIDA:

SECTION 1. APPROVAL OF HYBRID/CMT PROCESSES. The City Council of the City of Palm Coast hereby approves the Hybrid/Communication Media Technology (CMT) processes during the COVID-19 State of Emergency as follows:

1. The following rules and procedures for conducting Hybrid Virtual Meetings shall be followed when the City of Palm Coast City Council, City of Palm Coast Planning and Land Development Regulation Board, or any of their appointed boards and committees, desires to conduct a Hybrid Virtual Meeting or to provide public access to a Hybrid Virtual Meeting.
2. Notice—All notices of Hybrid Virtual Meetings shall make the public aware of the ability to participate virtually, and such notices shall:
 - (a) state how persons interested in attending may do so, including references to any television or internet-based method(s) of viewing or participating in the Hybrid Virtual Meeting; and

- (b) identify the time of the Hybrid Virtual Meeting and the physical location of the hybrid meeting; and
- (c) identify the location and method where members of the public can address the voting members at or near the physical location of the meeting; and
- (d) include a contact phone number where participants with disabilities, and persons without access to the technology that will be utilized for the meeting, can obtain assistance in participating in the meeting (collectively referred to herein as the “CMT Information”).

The CMT Information will be posted on the respective agendas, available on the City’s website, 5 days prior to each Hybrid Virtual Meeting, at <https://fullsite.palmcoastgov.com/agendas>.

All notices for Hybrid Virtual Meetings shall be published, sent and/or posted (as applicable) at least five (5) days in advance of the Hybrid Virtual Meeting, unless a longer time period for a specific agenda item is required by state law. Notwithstanding the foregoing, emergency meetings of the City Council may be conducted by placing the required CMT Information on the City’s website within a reasonable period of time prior to the emergency meeting, given the circumstances. All public notices will continue to comply with Florida Statutes and the City of Palm Coast Unified Land Development Code.

3. Procedures—Hybrid Virtual Meetings shall be conducted in accordance with the City Council’s general Rules of Procedure adopted pursuant to Resolution 2017-101, the rules of procedure for any other City boards conducting Hybrid Virtual Meetings, and historical practice, except as set forth herein. The following procedures for conducting Hybrid Virtual Meeting shall be used:
 - a. In order to ensure that appropriate social distancing is maintained at the physical location of the meeting, presenting staff is not required to attend at the physical location of the meeting. City staff may view and participate in the Hybrid Virtual Meeting by the means set forth in this Resolution and the Hybrid Virtual Meeting notice. In no event shall the maximum number of people at the physical location of the Hybrid Virtual Meeting exceed the allowance of attendees as set forth by the State of Florida’s Executive Order(s) and in accordance with CDC recommendations.
 - b. For quasi-judicial agenda items:
 - i. Witnesses are not required to be physically present to be sworn and may be sworn through audio or video technology.
 - ii. Applicants who elect to have their items considered at a Hybrid Virtual Meeting shall agree to: (a) waive the right to cross-

examination of witnesses; (b) waive the right to challenge the validity, adequacy or constitutionality of the rules and procedures set forth in this Resolution or of the Hybrid Virtual Meeting; and (c) release the City from any liability associated with the applicant's decision to proceed at a Hybrid Virtual Meeting. Such waivers shall be provided in writing in advance of the Hybrid Virtual Meeting. Quasi-judicial Applicants that do not provide such waivers shall be continued to the next available meeting that does not utilize CMT. In addition, the City reserves the right to continue any quasi-judicial item that the Land Use Administrator or City Council determines is not appropriate to be conducted through CMT, even if the land use applicant provides the required waivers and as long as statutory review deadlines are met or waived.

- iii. Quasi-judicial Emails and Documentary Evidence. The procedure for receiving Quasi-judicial Emails and Documentary Evidence on quasi-judicial agenda items shall be provided in the Hybrid Virtual Meeting notice. Notices shall include an e-mail address where remote participants can send in comments, exhibits, PowerPoints, videos, or other documents that meeting participants wish to be considered at the Hybrid Virtual Meeting (collectively, "Documentary Evidence") for any quasi-judicial agenda items. The notice shall also include the deadline for submission of Documentary Evidence.

Documentary Evidence shall be limited to items on the published agenda and shall be submitted by the deadline set forth in the Hybrid Virtual Meeting notice. All Documentary Evidence will become part of the record of the quasi-judicial hearing. The City reserves the right to reject Documentary Evidence that is unrelated to items on the published agenda or submitted after the submission deadline. The City further reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.

Quasi-judicial related emails should indicate that they are intended for public participation and may be submitted to the City Clerk up until 5pm the day before the meeting. The City reserves the right to redact or reject emails containing obscene material or material that is confidential pursuant to state law. Emails pertaining to matters on the agenda shall be placed in the record for review prior to the Hybrid Virtual Meeting if received by the City Clerk by 5pm on the day before the meeting.

- c. In order to ensure that all speakers at the Hybrid Virtual Meeting are properly recorded and heard, all speakers at the Hybrid Virtual Meeting must be recognized by the Chair prior to speaking, and no more than one person shall speak at the same time, unless otherwise allowed by the Chair. Participants attending the meeting by CMT will be muted and required to raise their hand by pressing *9 and wait to be unmuted and recognized to speak by the Chair.
 - d. If one or more voting members is attending the meeting by CMT, all votes on all action items shall be by roll call vote. In such event, the entire consent agenda may be approved by one roll call vote. If no voting members are attending the meeting by CMT, voice votes shall be permitted for all action items, except for those actions requiring a roll call vote by applicable law or City Council rules of procedure.
- 4. Public Participation—The public shall be permitted to participate in Hybrid Virtual Meetings in the manner provided herein.
 - a. Procedure for attending the meeting virtually at the time provided in the Hybrid Virtual Meeting notice. All virtual (call-in) participants will be placed in a queue and will indicate they wish to speak by “raising their hand” by pressing *9 on their phone. The chair will recognize that member of the public and they will be unmuted. Once they are unmuted, their opportunity to speak will begin.
 - b. Procedure for attending the public comment podium location identified in the Hybrid Virtual Meeting notice. The public comment podium location shall have CMT available for the public to view, hear and speak at the Hybrid Virtual Meeting. In the event any person(s) cannot view, hear and speak at the Hybrid Virtual Meeting due to a failure of the CMT at the public comment podium location, such person(s) may request to attend the Hybrid Virtual Meeting at the location where some, if not all voting members may be physically present, and such request shall be granted provided that appropriate social distancing and maximum capacity requirements can be maintained at such location.

Persons attending at the public comment podium location shall observe all social distancing and safety requirements imposed and posted by the City, and shall be required to wear a face covering in accordance with City of Palm Coast and surrounding municipalities’ Proclamation “COVID-19 Do Your Part Wear A Mask” issued in June 2020. Persons in attendance shall only speak at the Hybrid Virtual Meeting when directed by the Chair.
 - c. The public participation methods identified above shall be the only methods for the public to participate in the Hybrid Virtual Meeting.

Although members of the public are encouraged to utilize the virtual platform to participate in Hybrid Virtual Meetings, all evidence, testimony, and argument presented through one of these public participation methods identified above shall be afforded equal consideration by the Board, regardless of the method of communication.

5. Location- City of Palm Coast Hybrid Virtual Meetings can be held at any location within the City of Palm Coast, with proper notice as provided for herein, to help ensure that adequate technology, virtual public access and COVID-19 safety protocols can be met. Unless otherwise determined by the City, the physical location of all Hybrid Virtual Meetings (for those that physically attend the meeting) shall be at either the Community Wing of City Hall, 160 Lake Ave. Palm Coast, FL 32164 OR at the Palm Coast Community Center, 305 Palm Coast Parkway NE, Palm Coast, FL 32137.
6. Disruptions and Adjournment. Individuals participating virtually and those in attendance must keep in mind that there is a delay in the broadcast of the Hybrid Virtual Meetings. The chair may need to account for this as the meeting is conducted. If a CMT meeting is interrupted or disrupted by a technological defect, the Chair may temporarily recess the meeting until the defect is repaired. If the issue cannot be resolved in a reasonable amount of time, the Chair has the option of adjourning the meeting. The temporary recess or adjournment of a meeting will be implemented to ensure compliance with the Sunshine Law.

SECTION 2. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

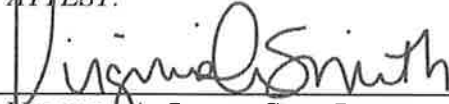
SECTION 4. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately and shall remain in effect until modified or terminated by subsequent Resolution or until the Local State of Emergency for COVID-19 expires or is rescinded.


DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 1st day of September 2020.

CITY OF PALM COAST, FLORIDA

ATTEST:

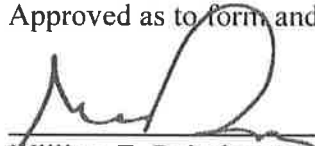


VIRGINIA A. SMITH, CITY CLERK



Melissa Holland, Mayor

Approved as to form and legality



William E. Reischmann, Jr., Esq.

9/23/2020

To:
Matthew Morton City Manager, Palm Coast
Virginia Smith, City Clerk, Palm Coast

Mmorton@palmcoastgov.com
Vsmith@palmcoastgov.com

Mr. Morton:

The residents of the L Section were officially notified by the city of Palm Coast on September 16th, 2020 of the re-zoning of the Lakeside Estates MPD to allow for up to 280 clustered homes and institutional uses on the former Matanzas Woods Golf Course. Per the notification, the planning and zoning meeting will be held on September 30th, 2020 @ 5:30pm.

Upon receiving the city's sudden notification, the residents requested the most recent submission from the city's planning department. Per the documents received from the city, the recent submission by Mr. Chiumento is dated September 17th, 2020. The plans submitted by Mr. Chiumento appear to be incomplete. For instance, the maps comments do not match verbiage for certain tracts (i.e. conservation on map vs. SFR in the technical language) and Tract 3 is completely missing from the plan. The submission provided to the residents lacks critical information needed to form a rebuttal.

Furthermore, the city's staff recommendations will not be available to the residents until September 25th, 2020. Per the planning and zoning publication, members of the public who wish to submit comments, exhibits, or other documents for consideration, must submit these by September 29th, 2020.

Based upon the above timeline, the residents will have exactly four days to review staff comments and the ill-formed, developer's conceptual plan to form a rebuttal for submission. The city's proposed timeline is unreasonable and infringes upon our due process rights.

We ask that the planning and zoning meeting be postponed for thirty days to allow the impacted residents time to review the conceptual plans and staff comments.

Irene Schaefer

From: Bill Hoover
Sent: Tuesday, January 28, 2020 8:16 AM
To: Irene Schaefer
Subject: FW: Real owner of Matanzas Woods Golf Course

Irene,

For your files.

Bill Hoover, AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Karen Miller <lsectiondevelopment@gmail.com>
Sent: Monday, January 27, 2020 7:39 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>; Milissa Holland <MHolland@palmcoastgov.com>; Robert G. Cuff <RCuff@palmcoastgov.com>; Eddie Branquinho <EBranquinho@palmcoastgov.com>; vsmith@palmcoast.gov; nklufas@palmcoast.gov; Barbara Grossman <BGrossman@palmcoastgov.com>
Subject: Real owner of Matanzas Woods Golf Course

Please be advised, that Alex Ustilovsky is a managing managing member of the property. The actual owner, confirmed by his office, is Steven Maksin of Moonbeam Management (review the LLC mailing address for the GC and call the leasing office at the mall, they will confirm it). Mr. Maksin, is a well known person. He has been in the news recently for owing cities back taxes and using properties as tax shelters. Furthermore, I am not sure you are familiar with the term "brownfield" within the state of Florida. The developer of the Ponce De Leon golf course used this program to have the city and its taxpayers pay for the cleanup of the golf course. St. Johns County had to vote to allow for the brownfield and gave the developer a 500K tax credit. This is a real possibility of what's coming next out of this project as several sources have suggested. Mr. Maksin is a tax attorney and has been recently accused in news articles of buying blighted properties for tax subsidies and write-offs at the expense of taxpayers and local governments.

Please ensure that you are completing your due diligence on the actual owner prior to committing the L section to this development. You do realize that the DEP, DOH and FWC and SJWM, will become involved once this project is underway because they are required to review soil testing prior to the development of golf courses into residential land. If you read the Ponce course findings, it only takes one area to begin deed restrictions mandated by the DOH about contaminated land, new water sources for the residents on it and other issues legal issues that will plague the L section and this city for years to come. Again, we do not think the city manager and planners completely understand what they are subjecting the L section citizens to. This compounded by a newly minted developer, unknown investors with questionable business dealings, potentially contaminated land and the particulars the developer is requesting (removal of all trees without governing laws applying, land swap requests for lots owned by the city in exchange for storm drainage (tax payers), comprehensive plan amendments, filling in lakes, allowing for non-compatible lot sizing etc, unacceptable buffers, city employees meeting residents at private residences for the sole benefit of the developer and attorney, we really wonder who is pushing this more, the developer or the city?

I also want to share with you this message from a previous owner. His primary concern, which has not been addressed at all by the city:

"Biggest risk to existing homeowners in my view is that the northern end gets developed, lots get sold and the developer then walks away and those non-developed areas of the 277 acre parcel are then owned by a shell company which abandons those areas of the property with no agreement as to who is going to maintain them in the long run. (That is in essence what the original golf course developer did). The potential for a retaining wall collapsing or some other infrastructure which the original golf course developer built failing (stuff which is now 30+ years old) could quickly become a costly mess for the community if developer or City or some other entity such as a HOA is not responsible for it. Look for example at the retaining walls along the retention pond and drainage canal near US One - who is going to repair that long after lots are sold and development is completed?

The former golf course is really central to drainage for the entire L section and you would never see a development like that today where privately owned drainage ditches are responsible for the well-being of the entire neighborhood. You have a good argument for a lot of green space and that a funded maintenance plan needs to be part of any development order cause it's a unique property that affects the entire community in ways beyond just how many homes are going to be built. That's why I was trying to come up with a concept that would use and maintain the areas which are not subject to being developed for homes. Any development plan needs to address the whole property so the existing neighborhood doesn't get the short end of the stick. "

As we have seen in the American Village HOA approved by the city for the developer, it states on page 19, the following in regards to water/pond fluctuations: The HOA, developer, City of Palm Coast nor the state or federal government shall have any liability or responsibility whatsoever (whether financial or otherwise) with respect to water level fluctuations.

Furthermore, in regards to the promise of increasing our value he states in the plan he sent the city, the 6,000 square foot lots, 1,700 square foot homes he developed in American Village have yet to sell. The only deed recorded as a sale is to Alex's employee, a real estate agent, who will not reside in it. It is suspect and appears to be an attempt to set value and is questionable by the Real Estate Board who will be investigating it.

Pull the permits from the last 6 months for this area and review what's being built here. They are all over 2,400 square feet with 3 car garages. Why is that? Because working families reside in this area because of the location to Jacksonville. We can obtain a larger home, larger lot size for the same price he is offering those homes at.

Be smart with this unique property and our storm drainage. Just because Jason is personal friends with Luis, Alex's contractor, (as confirmed in Luis's application for the Flagler County Housing Task force), where he lists Jason as his personal reference) does not mean you have to neglect the L section residents needs and desires for this area.

Finally, Barbara Grossman, stop giving Alex the phone numbers and addresses of the people who call about course issues. What we can confirm, is that he appears to prey on the elderly who call, by only mowing behind their home and promising them special treatment, such as personal storm drainage remedies, allowing them to illegally fence in areas without permit and telling them the land is already zoned a certain way, such as commercial in the case of Eileen. These poor people say things like, he is their friend, he cares for them, he promises he will fix their storm drainage issues. If 277 acres of open space is not correcting the current drainage issues; how will filling 250 acres with 6,000 square foot lots help it? To talk to these people and here what they are being told is very scary. Its borderline vulnerable adult abuse.

From:
Concerned Citizens of the L section

<https://cnycentral.com/news/local/who-is-moonbeam-shoppingtowns-owner-has-failed-other-communities-too>

<https://www.syracuse.com/business/2019/08/shoppingtown-owners-malls-stranger-things-set-but-little-shopping-many-unkept-promises.html>

<https://www.atsdr.cdc.gov/HAC/pha/Ponce%20de%20Leon%20Golf%20Course/PonceDeLeonGolfCoursePHA012606.pdf>

Irene Schaefer

From: Virginia Smith
Sent: Wednesday, January 22, 2020 3:11 PM
To: Irene Schaefer
Subject: FW: No rezone of mantanzas woods golf course

Please put this with the other emails received too for the item.

Thank you.

Virginia Smith, MMC, CP
City Clerk/Paralegal
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3709
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Karen Reinhart <kxcourt1@gmail.com>
Sent: Wednesday, January 22, 2020 1:46 PM
To: Virginia Smith <vsmith@palmcoastgov.com>
Subject: Fwd: No rezone of mantanzas woods golf course

----- Forwarded message -----

From: **Karen Reinhart** <kxcourt1@gmail.com>
Date: Wed, Jan 22, 2020 at 9:24 AM
Subject: No rezone of mantanzas woods golf course
To: rtwyner@palmcoastgov.com <rtwyner@palmcoastgov.com>

We are organizing and will show up in masses to protest rezone of golf course. Karen reinhart

Golf courses may contain contaminants

Dear Editor:

I read Brad West's letter, and totally agree with everything he wrote, but there was one topic that Brad did not mention: the possibility of badly contaminated soil on the Mantanzas Woods golf course and other golf courses in Palm Coast.

Golf courses have to be attractive and well-maintained. This requires pesticide, herbicides and fertilizers. Some may contain arsenic — enough arsenic, used in industrial quantities, to badly contaminate the soil. Google "golf course arsenic."

Developing unbuilt sites requires dirt to be excavated. It gets carried on shoes, on tools, on tires, and the wind scatters it. The point is, the dirt gets carried into our homes.

If there is arsenic or other poisons, we need to know BEFORE that land is approved for rezoning.

Collier County placed an 18-month moratorium on development on golf courses.

Yet, Palm Coast seemingly has no plan in place to deal with this potential disaster. Palm Coast does not even require soil to be tested until rezoning has been approved.

This is totally backwards. Everyone who lives near a golf course could be facing the same potential contamination problem!

The government of our city needs to make sure we identify potential health hazards well in advance, and have proper plans in place to protect us. Contact the mayor and council and demand they protect you, not developers!

Mike Martin

Palm Coast

City Council Members

Milissa Holland, MayorEmail: mholland@palmcoastgov.com

Robert Cuff, District 1Email: rcuff@palmcoastgov.com

Jack Howell, District 2Email: jdhowell@palmcoastgov.com

Nick Klufas, District 3Email: nklufas@palmcoastgov.com

Eddie Branquinho, District 4Email: ebranquinho@palmcoastgov.com

City Manager

Matthew MortonEmail: mmorton@palmcoastgov.com

Phone: (386) 986-3702

City Community Development

Jason DeLorenzo, Chief Development OfficerEmail: jdelorenzo@palmcoastgov.com

Phone: (386) 986-3746

Ray Tyner, Deputy Chief Development OfficerEmail: rtynes@palmcoastgov.com

Phone: (386) 986-3745

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, February 18, 2020 11:25 AM
To: Irene Schaefer
Cc: Bill Hoover
Subject: FW: Thoughts about proposed Matanzas golf course development

For our File,
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: KC Williams <ripplefx@bellsouth.net>
Sent: Friday, February 14, 2020 10:45 PM
Subject: Thoughts about proposed Matanzas golf course development

I hope you will not dismiss me as just another angry resident opposed to the rezoning and development in Matanzas Woods. I implore you to please take the time to read my heartfelt concerns as they are not merely talking points provided to me. They share how approval will affect the life I envisioned after settling here in my retirement years.

1. After much research, I relocated to Palm Coast in 2005 from bustling overcrowded Silicon Valley in California. My quality of life was being adversely affected in that environment. My desire to find reprieve in a more relaxed rural community was found here. I paid a **premium price** for my home on the golf course in a **greenbelt** area. **I fear the planned overall development will decrease the value and subsequent investments in my home.**

2. I was under no illusion that growth would happen, but thought it would be **reasonable thoughtful growth** that reflected the neighborhood. I felt that future nice homes, a park and community recreation would actually increase the value of my home. This proposal does not do that.

3. **The lot sizes and designs and proposed multi-family and commercial plans simply do not comport with the rest of the neighborhood.** I understand the need for smaller homes as older people downsize: I have parents and grandparents at this stage in their lives; I am also aware of younger people not wanting and needing big homes. However, the Matanzas neighborhood (and more specifically, the L section) is not the best place to build. I drove around Palm Coast for two days to note open undeveloped land that can accommodate the need. Highway one is a good example: building currently going on there includes smaller affordable housing and commercial business that does not impact anyone with the exception of increased traffic.

4. **Traffic.** Likely no need to elaborate, but increased traffic on neighborhood roads is not only a headache but accidents waiting to happen.

5. The developer is hoping to appease residents with **buffers**. But a buffer is not what I bought into when I purchased my high-priced home on the golf course. Further, it is my understanding that **homeowners will be required to maintain the buffer at our expense.**

6. Development here will continue to **push out wildlife from their ever-shrinking habitats.** We have enjoyed deer, possum, raccoon, squirrel, tortoise, and a variety of birds (egrets, cranes, hawks, mockingbirds, cardinals, owls, woodpeckers, even vultures which are part of the food chain), all of which will sadly be displaced if the area is rezoned with this aggressive development.

7. Backing up to the old course property, I am extremely concerned that the **chemicals used previously to maintain the course will be dispersed** with development of storm drainage and with disruption of the soil as it is dug up in the building process. Will **soil testing** be done by the city to ensure our safety?

For these reasons, I am opposed to rezoning and to the proposal for development as submitted.

Kristine Williams

137 London Drive, Palm Coast FL

From: [Tracey Doak](#)
To: [Irene Schaefer](#)
Subject: Fwd: Sept 30th Matanzas Golf Course Meeting
Date: Sunday, September 20, 2020 9:10:34 PM

Sent from my iPhone

Begin forwarded message:

From: KC Williams <ripplefx@bellsouth.net>
Date: September 20, 2020 at 9:05:51 PM EDT
To: Bill Hoover <BHoover@palmcoastgov.com>, Ray Tyner <RTyner@palmcoastgov.com>, Tracey Doak <TDoak@palmcoastgov.com>, Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Cc: Virginia Smith <vsmith@palmcoastgov.com>
Subject: Sept 30th Matanzas Golf Course Meeting

Planning/Zoning Members,

I bought my property in L section that backs up to the Matanzas Golf Course. It was a functioning golf course at the time and I paid a premium price for my home here. The abandonment of the course never entered my mind, but realistically came to the conclusion over time that smart controlled development would retain our investment and quality of life.

Over the years, the golf course property remained in limbo as to buyers' intentions. The current owner and developer's proposal (Alexander Vstilvosky) is not smart or controlled. The land was a golf course when he purchased it and knew (or should have known) that it is in a green zone protected Wellfield zone 2. Mpd-master plan development which gets into the ldc-land development codes. As such, he should not be permitted to move forward with his proposal because our peaceful neighborhood will be disrupted (elimination of greenbelt areas, ongoing construction, noise, traffic, decreased home values, mandatory new Home Owner's Association fees and more). Major issues for development spread through the neighborhood are: commercial/industrial buildings, homes close together on small lots, multi-family units, unkept/unmaintained vegetation on the 'course'.

While all things above associated with the development are alarming, my two concerns at this time are: the elimination of the protected green zone (home to many animals) and the potential for fire so close to our homes due to under brush and dead vegetation not addressed by the current owner. Both of these issues need immediate resolution for our peace and safety.

Thank you for taking a good hard compassionate look at the destruction on many levels that the developer's proposal will do.

KC Williams

From: [PLDRB](#)
To: [Irene Schaefer](#); [Ray Tyner](#)
Subject: FW: Matanzas Woods Gold Course Development
Date: Sunday, September 20, 2020 8:21:22 PM

From: Michael Arnold
Sent: Sunday, 20 September 2020 20:21:07 (UTC-05:00) Eastern Time (US & Canada)
To: PLDRB; Milissa Holland; Matthew Morton
Subject: Matanzas Woods Gold Course Development

Thank you for reviewing.

To my understanding the individual requesting to develop this land has not submitted a proof of funding. Just so I am clear on my back round, I have spent a very long time working on major projects like this and I have never heard any thing like I am hearing. Before any major projects that require zoning modifications, an economic impact report, proof of funding, and a legal opinion are at the least of what is needed. All 3 three would confirm competency of affiliated parties and would confirm whether to even put to a vote. The individual is doing this to sell it off to a third party. Then the individual is acting in capacity of holder in do course, the 3rd party should submit proof of funding as well and their own legal opinion, not to mention the absolute conflict of interest. Once all that is done then survey should be completed based on development plan and that should be submitted as well.

You can try to question my intellect but please do not assume my ignorance.

I strongly oppose as the standards and due diligence from the City of Palm Coast have not been met, and yes I live in the effected area.

Ms. Holland & Matt this is yet another botched endeavor, you need to be discussing this with competent parties. This deal will require underwriting so an opinion from an underwriter should accompany legal opinion. Please stop acting as though you belong in this game, you forget who retires to Florida, Lawyers, Bankers, and senior executives.

Michael Arnold
L Section Resident
732-822-6299

Irene Schaefer

From: Virginia Smith
Sent: Friday, February 14, 2020 1:24 PM
To: Jason DeLorenzo; Ray Tyner; Irene Schaefer
Subject: FW: www.colliercountyfl.gov/home/showdocument?id=69574
Attachments: GolfCourseConversionWhiteP.pdf; ATT00001.txt

Irene, please add this to the other emails for this development issue.

Thank you.
Virginia

Virginia Smith, MMC, CP
City Clerk/Paralegal
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3709

www.palmcoastgov.com

-----Original Message-----

From: Michael Martin <mripsc@verizon.net>

Sent: Friday, February 14, 2020 1:14 PM

To: Eddie Branquinho <EBranquinho@palmcoastgov.com>; Robert G. Cuff <RCuff@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Milissa Holland <MHolland@palmcoastgov.com>; Jack D. Howell <JDHowell@palmcoastgov.com>; Nick Klufas <NKLufas@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>

Subject: www.colliercountyfl.gov/home/showdocument?id=69574

This is the report from Collier County after they imposed a moratorium on golf course development. Please read it and enter into the official record. Thank you. Mike Martin

<http://www.colliercountyfl.gov/home/showdocument?id=69574>

Findings on Golf Course Conversions and Recommended LDC Amendments

Introduction

On April 12, 2016 the Board of County Commissioners (Board) instituted a temporary six month moratorium on the acceptance, processing, and consideration of applications for development orders involving the conversion of lands zoned for golf course use in Collier County. Since that time, staff has conducted research into the status of golf as well as reviewed numerous case studies of golf course conversions. Based on the case studies, staff has developed concepts to provide a public participation process, best management practices, as well as development standards for golf course conversion in Collier County. The developer would be responsible for the proposed requirements.

It is important to note two caveats regarding the establishment of Land Development Code (LDC) Amendments for the conversion of golf courses. First, the development and codification of LDC provisions for golf course redevelopment or conversion shall not imply that a golf course will receive approval from the Board to convert to a different use. Second, the proposed framework is a method to support community involvement and consensus building. However, the public participation and hearing processes will only provide steps to build consensus; the individual parties will dictate whether consensus may be achieved.

Status of Golf in the Nation and Florida

The National Golf Foundation's annual report released on March 8, 2016, identifies that although more people are trying golf, they are not becoming golfers. According to the report, there were 30 million golfers in 2005, the peak of people playing the sport.¹ Since 2006, there has been a decline in the sport every year.² This lack of participation in the sport has led to a trend of more courses closing than opening for several consecutive years.³ In 2015, fourteen 18-hole courses opened and 157 courses closed across the nation, many of which were public courses.⁴

The National Golf Foundation identifies the culture of complicated etiquette and a steep learning curve as reasons for the decline in the sport.⁵ Other resources affirm that the time required to play is too long for new players and younger players are not interested in learning the game.^{6,7}

However, golf has maintained some footing in Florida. A report commissioned by GOLF 20/20 identified there was "a decline in golf residential and new course construction, as well as a decline in the number of professional tournaments played in Florida."⁸ There was growth in golf facility operations, golf-related tourism, and golf-related manufacturing. After adjusting for inflation, there was a marginal decrease, 0.4 percent, in Florida's golf economy as a whole between 2007 and 2013.⁹ The report states "Florida's golf industry is poised to regain more ground as economic conditions continue to improve."¹⁰ Given the differences between the status of golf in the nation and Florida, the number, type, and timing of golf course conversions in Collier County may be difficult to anticipate.

Conversion of Golf Courses in Collier County

Staff presented the *Collier County Existing Golf Courses & Potential for Conversion* study to the Board on March 22, 2016. The study described that the courses zoned Golf Course (GC) are as the most likely to request a rezone to a different use because 1) they do not require Transfer of Development Rights credits, and 2) they are not a part of a master planned golf course community. In total, there are 11 courses zoned GC in Collier County. These courses have existing density rights and are located within the Urban Residential Subdistrict of the Future Land Use Element. Therefore, conversion to a residential use would be supported by the Future Land Use Element. As of today, two courses (Evergreen Golf and Country Club and Quality Inn and Suites Golf Resort) are zoned GC and are closed.

Findings from Golf Course Conversion Case Studies

Following the review of golf course conversions across the nation and the state of Florida, staff has compiled six concepts to ensure community awareness and involvement in golf course conversions, as well as to establish development standards. The developer would be responsible for procedural and development requirements.

1. The importance of community participation

Case studies of golf course conversions demonstrate that obtaining support and input from the residents surrounding the golf course is important to achieve a consensus on a development proposal. In comparison, when surrounding residents are not included in the development process, the development may become contentious, litigious, and lengthy, none of which are in the best interest of the residential communities or the developer. The goal is to create a process that is balanced and inclusive of surrounding community members. This is particularly important because many golf courses, including all golf courses zoned GC in Collier County, are bordered by residential communities that may have purchased their home with the expectation of a golf course view.

Several planning mechanisms can be utilized to provide an inclusive process. For example, planning staff in Lansing, Michigan utilized a series of charrettes to engage the public on the redevelopment proposal.¹¹ A charrette is an intensive planning session, in which the public, stakeholders, and designers collaborate on ideas and concepts for the proposed project. It is an inclusive method for discussion among stakeholders and provides direct input to designers. At each meeting the design team produced a revised conversion plan based on the input received from the stakeholders at the last meeting. The process produced a multi-use plan that reflected various stakeholder interests.¹² Although the Red Cedar Golf Course in Lansing was not a part of a master planned community and was publically owned, the process the City used to create dialogue provides valuable insight into building consensus.

The public hearing process is also integral to the golf course conversion process. In 2015, the City of West Palm Beach approved the conversion of a course within the Presidential County Club Resort Community, a golf course master planned community.¹³ The approval followed several public meetings. According to City staff, the neighboring residents and the developer were able to reach consensus through the public meeting process (J. Roach, Principal Planner, personal communication, August 18, 2016). The developer agreed to provide views of open space, create a large lake system that would enhance the views, and provide separation from the proposed resort development.¹⁴ To ensure participation at the public hearing, proposed provisions will require the public notices (signs and mailings) provided to the surrounding residential community are clear, concise, informative, and timely.

Lessons can also be learned from golf course conversions that became contentions. For example, the proposed redevelopment of the Mizner Trail golf course in Boca Raton has resulted in over a decade of disputes at the county level and in the court system.¹⁵ The approval of residential uses was stalled for several years at the County level due to neighborhood opposition. However, following approval by the County Commission in 2014, the developers faced legal opposition by the Boca Del Mar Improvement Association, which represented the local neighborhood residents. As of 2015, the legal challenge was overturned in favor of the developer and the land has been listed for sale – extending the time the land is in limbo.^{16,17} Throughout the public hearing process and legal challenges, the golf course remained vacant and overgrown. The lack of compromise resulted in a costly and lengthy debate with neither parties obtaining a satisfactory result.

2. Providing useable open space

An important function of golf courses is to provide a source of green space, recreational amenities, social activities, natural and unique views, or wildlife habitat to the surrounding community.^{18,19,20} Many communities with golf courses undergoing redevelopment or conversion to new uses have evaluated the potential to preserve or expand a variety of forms of usable open space. Case studies of golf course conversion illustrate that when open space is maintained or made usable to the surrounding neighbors, compromise and consensus is achieved. Table 1 includes examples of usable open space that have been considered or implemented throughout Florida and the nation as a part of specific redevelopment plans or local land use regulations.

Table 1. Types of usable open space and open space contemplated during golf course redevelopment.

Community		Types of Open Space Contemplated or Developed	
		Florida	
Royal Oak Golf Course Redevelopment (City of Titusville) ^{21,22}		<ul style="list-style-type: none"> • Buffers of various sizes to neighboring residents (50, 75, 100, and 250 feet) • Clustered development with minimum 50% open space 	
City of Titusville Draft Guidelines for Golf Course Redevelopment ²³		<ul style="list-style-type: none"> • Reconfiguration of fairways and existing facilities • Alternative recreational amenities • Buffers with vegetated screens and usable tree-lined trails • Minimum open space for new subdivisions 	
Tam O'Shanter Golf Course Redevelopment (City of Deerfield Beach) ²⁴		<ul style="list-style-type: none"> • 60-acre park (approximately 50% of site) • Linear park • Buffers to neighboring residents • Cemetery/Memorial park 	
Hillcrest Country Club Golf Course Redevelopment (Broward County) ²⁵		<ul style="list-style-type: none"> • 90 acres of passive open space (20% of site) • Reconfigured golf course fairways • Recreation and fitness facilities 	
Broward County Land Development Regulations ²⁶		<ul style="list-style-type: none"> • Retain natural resources (wetlands, lakes, aquifer recharge, tree canopy) • Integrate design with existing roads, sidewalks, parks, and greenways 	
Mizner Trail Golf Club Redevelopment (Palm Beach County) ²⁷		<ul style="list-style-type: none"> • Required open space (minimum 40% of site) • Landscape buffers • Outdoor recreation • Reconfigured golf course fairways 	
Commons Park Golf Course Redevelopment (Royal Palm Beach Village) ^{28,29}		<ul style="list-style-type: none"> • Regional park • Considered conversion of 100% of site, but resulted in 42% of site (R. Liggins, personal communication, August 22, 2016) • Community event space • Reconfigured golf course fairways • Vacant open space 	
Wildflower Golf Course Redevelopment (City of Englewood) ^{30,31}		<ul style="list-style-type: none"> • Public nature preserve • Environmental restoration 	
		Nationally	
Colwood Golf Course Redevelopment (Portland, Oregon) ³²		<ul style="list-style-type: none"> • Public park • Open space (natural lands) • Wetland mitigation and forest restoration • Reconfigured golf course fairways 	
Roselle Golf Club Redevelopment (Roselle, New Jersey) ³³		<ul style="list-style-type: none"> • Minimum open space requirements (40%) • Parks, playgrounds, and other passive recreational uses • Recreational facilities • Community gardens • Landscaped perimeter buffers to neighboring residents 	
Red Cedar Golf Course Redevelopment (Lansing, Michigan) ^{34,35}		<ul style="list-style-type: none"> • Public parks • Boardwalks and trails • Wetland preservation and restoration • Multi-use greenspace 	
Lexington County Land Development Regulations (Lexington County, South Carolina) ³⁶		<ul style="list-style-type: none"> • Perimeter buffer strips to adjoining residential lots • Conservation easements • Requirement that layout and open space of new golf courses should anticipate reuse after abandonment 	

Best Management Practices

3. Environmental remediation

Due to the high volume of pesticides, herbicides, petroleum, and other chemicals regularly used at golf courses, groundwater and soil sampling is necessary to determine if remediation is required. Collier County Pollution Control provided a white paper to the Board on March 22, 2016 which identified that while sampling and remediation for pesticides and eight Resource Conservation and Recovery Act metals is required by the state, there is no requirement for sampling at golf course maintenance areas where petroleum is often stored. As a result, staff recommends adding a provision to the LDC that requires sampling for petroleum products, especially near golf course maintenance areas, as well as additional pesticide parameters in the managed turf areas.

Previously, only organochlorine pesticides were recommended for testing because these pesticides are very persistent in the environment and could still be present even years after the pesticides are no longer in use. While this still holds true for these older pesticides, newer pesticides and herbicides can be more toxic, even though they are less persistent in the environment. Therefore, staff recommends adding organophosphate, carbamate, triazine pesticides, and chlorinated herbicides to the suite of groundwater and soil testing requirements in managed turf areas. The potential remediation requirements would be based on state standards in the Florida Administrative Code for residential and commercial land uses.

Land Use and Development Standards

4. Amend the golf course zoning district to include recreational uses

Currently the Golf Course (GC) zoning district establishes golf courses as the only permitted use. To provide flexibility and alternatives, it is recommended that the GC district is expanded to include other types of recreational uses, such as but not limited to: tennis facilities, swimming facilities, club sports, etc. This will provide owners of property zoned GC additional methods to use and market their property. Design standards will be developed to maintain compatibility with the surrounding residential community, such as walls, landscape buffers, as well as lighting standards, for uses other than a golf course.

5. LDC requirements

In addition to preparing an application process and generating additional design standards based on the research discussed above, golf courses will be subject to a number of development requirements outlined in the LDC, such as, but not limited to: landscaping and irrigation, preserves, open space, infrastructure improvements, addressing traffic impacts, as well as other state and federal regulations. Based on the analysis of golf course conversion processes in other communities, staff will propose adding a community participation process to the existing PUD review and approval framework. The community participation process would be required prior to submittal of the land use application to the County.

Golf courses designed in conjunction with residential areas often provide stormwater management for the entire project. Appropriate permitting with South Florida Water Management District or the County will be required. Further, golf courses may also provide stormwater management for residential developments even though they were not originally permitted to provide this service. Therefore, during the redevelopment process the developer will be required to maintain an equivalent (or improved) level of stormwater management service demonstrated by a pre versus post development analysis.

6. Developer's Alternatives Statement

As discussed in the Community Participation section above, it is important to engage the surrounding residential community in the early stages of a golf course conversion in order to build consensus around a redevelopment plan. The Alternatives Statement is a tool prepared by the developer to generate dialogue, build consensus, and address a minimum of three alternatives: a) No change; b) Prospect of County purchase; c) Redevelopment/Conversion

conceptual plans. The Alternatives Statement would enumerate the positive and negative impacts associated with each. Alternatives required to be evaluated include:

1. No change. This alternative will identify the anticipated scenario should no action be taken by the developer. This alternative may also include the current and future financial state of golf course and whether any other uses allowed in the GC district are viable.
2. County purchase. This alternative will identify whether the County is interested in purchasing land for a public use, whether a park or other facility. Coordination with the County will be required.
3. Development alternative(s) that are compatible with the surrounding community. This alternative will identify development proposals for the subject property, taking into consideration the input provided through the community participation meetings.

Conceptual LDC Amendments

The following are conceptual LDC Amendments staff will prepare and publicly vet. The developer will be responsible for meeting the requirements.

1. Develop a public participation program designed to engage the surrounding residential community in the golf course redevelopment process. The program will require the Development Alternatives Statement is shared with the residential community and that feedback is included. Further, to ensure public participation at the public hearing the public notices (signs and mailings) will need to be clear, concise, informative, and timely.
2. Require the redevelopment project to maintain a percentage of open space and/or usable open space that is made available to the surrounding residential community.
3. Require groundwater and soil sampling for petroleum products, especially near golf course maintenance areas, as well as additional pesticide parameters in the managed turf areas. Any necessary environmental remediation shall be consistent with the Florida Administrative Code requirements.
4. Expand the Golf Course zoning district to include additional recreational uses, such as tennis facilities, swimming facilities, and other club sports.
5. Require an equal or improved level of stormwater management for the golf course property. Further, to determine whether the proposed development will need to provide stormwater management for the surrounding residential areas based on a pre versus post development analysis.
6. Require a Development Alternatives Statement, prepared by the applicant, outlining development options and an analysis of the options including: a) No change to existing use, b) Prospect of County purchase, and c) Conceptual compatible development proposals.

¹ Bense, K. (2016, March 8). The Real Reason More Americans Don't Get Hooked on Golf. *Golf.com*. Retrieved from <http://www.golf.com/tour-and-news/report-more-people-are-trying-golf-its-not-sticking>

² Clampett, B. (2016, January 25). Can golf be saved? *Impact Zone Golf*. Retrieved from <https://impactzonegolf.com/can-golf-be-saved/>

³ Rupp, L., & Coleman-Lochner, L. (2014, June 20). How golf got stuck in the rough. *Bloomberg.com*. Retrieved from <http://www.bloomberg.com/news/articles/2014-06-19/golf-loses-players-as-millennials-find-it-expensive-time-consuming>

⁴ Bense, K. (2016, March 8). The Real Reason More Americans Don't Get Hooked on Golf. *Golf.com*. Retrieved from <http://www.golf.com/tour-and-news/report-more-people-are-trying-golf-its-not-sticking>

⁵ Impact Zone Golf. (2016, January 25). Can golf be saved? *Impact Zone Golf*. Retrieved from <https://impactzonegolf.com/can-golf-be-saved/>

⁶ Ibid.

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- ⁷ Rupp, L., & Coleman-Lochner, L. (2014, June 20). How golf got stuck in the rough. *Bloomberg*. Retrieved from <http://www.bloomberg.com/news/articles/2014-06-19/golf-loses-players-as-millennials-find-it-expensive-time-consuming>
- ⁸ Golf 20/20. (2015). *The Florida Golf Economy*. SRI International.
- ⁹ Ibid.
- ¹⁰ Ibid.
- ¹¹ Levett, T.J. (2015). Adaptive Golf Course Redevelopment: Identity and Balance. (Master's Thesis). University of Tennessee, Knoxville. Retrieved from http://trace.tennessee.edu/utk_gradthes/3390/
- ¹² Ibid.
- ¹³ Ibid.
- ¹⁴ City of West Palm Beach City Commission. (March 2, 2015). *2300 Presidential Way and 3100-3200 North Congress Avenue, Sea Palm Resort (formerly PCC) Resort, Major Planned Development Amendment and Major Sub division (3)*. Staff report. Retrieved from <https://onedrive.live.com/?authkey=%21AliGmwig6slkoAQ&id=2A630568D6D3EB34%216841&cid=2A630568D6D3EB34>
- ¹⁵ Ibid.
- ¹⁶ Reid, A. (2015, Aug. 7). Building on hold, land for sale at old Mizner Trail golf course. *SunSentinel*. Retrieved from <http://www.sun-sentinel.com/local/palm-beach/fl-golf-land-problems-20150806-story.html>
- ¹⁷ Reid, A. (2015, Feb. 19). Boca Del Mar loses golf course court fight. *SunSentinel*. Retrieved from <http://www.sun-sentinel.com/local/palm-beach/fl-mizner-golf-ruling-20150219-story.html>
- ¹⁸ McCollister, A. (2014). Turkey Creek: A Golf Course Community; Developing an Approach to the Conversion of Defunct Golf Courses. (Master's Thesis). University of Florida, Gainesville. Retrieved from <http://ufdc.ufl.edu/AA00024259/00001>
- ¹⁹ Levett, T.J. (2015). Adaptive Golf Course Redevelopment: Identity and Balance. (Master's Thesis). University of Tennessee, Knoxville. Retrieved from http://trace.tennessee.edu/utk_gradthes/3390/
- ²⁰ Ibid.
- ²¹ City of Titusville Community Development Department. (2015). Golf Course Redevelopment Report. *City of Titusville*. Retrieved from http://www.titusville.com/SIB/files/Golf%20Course%20Study_V4.pdf
- ²² City of Titusville Planning Department. (2016). Buffer Analysis – Royal Oaks Golf Course. City of Titusville. Retrieved from <http://www.titusville.com/SIB/files/Buffers.pdf>
- ²³ City of Titusville. (n.d.). Golf Course Redevelopment: Draft Guidelines. City of Titusville. Retrieved from <http://www.titusville.com/SIB/files/Golf%20course%20redevelopment%20v4.pdf>
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- ²⁵ Jordan, T.I. (2016). Hillcrest Country Club, LP [Memorandum]. *City of Hollywood Florida*. Retrieved from <http://www.hollywoodfl.org/AgendaCenter/ViewFile/Item/885?fileID=3782>
- ²⁶ Broward County Board of County Commissioners. (2016). Broward County, Florida, Comprehensive Plan. Retrieved from <http://www.broward.org/PlanningCouncil/Documents/LandUsePlan/Broward%20County%20Land%20Use%20Plan.pdf>
- ²⁷ Palm Beach County Planning, Zoning and Building Department. (2014). Boca Del Mar PUD Application No.: DOA-2013-01057. Palm Beach County Zoning Division. Retrieved from <http://www.pbcgov.com/pzb/zoning/bcc/2014/jan/7.pdf>
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- ²⁹ (2016). Royal palm beach commons park. Erdman Anthony. Retrieved from <http://www.erdmananthony.com/Project-Portfolio/Detail?pid=59>
- ³⁰ Allen-Emrich, E. (2016, May 26). Wildflower Preserve project to enhance Lemon Bay. *Englewood Sun*. Retrieved from http://lemonbayconservancy.org/wp-content/uploads/2016/05/Englewood_Sun_26May2016.pdf
- ³¹ Blasko, E. (2016, February 3). Turn a golf course into a nature preserve? It's happened around the country. *South Bend Tribune*. Retrieved from http://www.southbendtribune.com/news/local/turn-a-golf-course-into-a-nature-preserve-it-s/article_089e9137-d6a8-5ff8-8df2-c1dccc53630f.html

³² City of Portland Parks and Recreation. (2016). Colwood Property and Colwood Golf Center. City of Portland. Retrieved from <http://www.portlandoregon.gov/parks/65530>

³³ Madden, J., & Shiffman, M. (2012). Redevelopment Plan for Roselle Golf Club. Borough of Roselle. Retrieved from http://www.boroughofroselle.com/web_content/acrobat/Adopted-Roselle-Golf-Club-Redevelopment-Plan.pdf

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Irene Schaefer

From: Tracey Doak
Sent: Wednesday, March 11, 2020 8:19 AM
To: Irene Schaefer
Subject: FW: Londonderry Drive

Tracey Doak
Zoning Supervisor
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-2473
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Lynda Little <lyndalittle71@gmail.com>
Sent: Tuesday, March 10, 2020 4:26 PM
To: Ray Tyner <RTyner@palmcoastgov.com>; Tracey Doak <TDoak@palmcoastgov.com>
Subject: Fwd: Londonderry Drive

Sent from my iPhone

Begin forwarded message:

From: Lynda Little <lyndalittle71@gmail.com>
Date: March 10, 2020 at 4:17:19 PM EDT
To: jdelorenzo@palmcoastgov.com
Subject: Londonderry Drive

Hello Mr. DeLorenzo,
I sent you an email awhile ago concerning the fairway (5th hole) that is behind our house on Londonderry Drive. Can you please tell me if our view will be protected like all of the other residents on fairways in the L-section?? Because, according to the map I saw at our neighborhood meeting, we are the only homeowners on a fairway that has not been protected!! Please respond!

Thank you!
Lynda Little
410-908-8171

Sent from my iPhone

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, February 18, 2020 11:18 AM
To: Irene Schaefer
Cc: Bill Hoover
Subject: FW: The community meeting @ Matanzas High School on Dec. 6, 2019

Another old one for our file – not sure I sent it.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: EVAN & MARIA FALKENHAGEN <evanmaria@bellsouth.net>
Sent: Tuesday, December 10, 2019 6:27 PM
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re: The community meeting @ Matanzas High School on Dec. 6, 2019

Dear Mr. Tyner,

i was in attendance at the meeting at Matanzas HS on Dec. 6th concerning the development of the Matanzas Golf Course property. I live at 157 London Drive, which was on the third hole of the golf course. I moved here in 1998. My neighbor at 159 London Drive was also in attendance, Ange Girolamo, and he spoke to you at some point. You instructed him to ask his neighbors to voice their concerns to you, so that is the purpose of this email.

My concerns are as follows;

* I would like to be reassured that the pond behind my property and the waterway that it was attached to will be preserved and that it will not be filled in and disappear.

* If the area behind my property will become commercial, I am concerned that just a vegetation barrier may not be enough. I would not want someone to easily access the area behind my home from the commercial area. I am concerned that perhaps one of the walls that are put up for sound barriers on the highway may be a better solution in addition to the vegetation barrier.

* As a resident, I would love to have a community pool and a community gathering spot to go to. Before the golf course closed, there was a posted model of a proposed club house with a pool and a pub. I was really looking forward to that.

Matanzas Woods has been the forgotten neighborhood since I have lived here. The one thing that we did have was the best golf course in the county. It took a young High School girl getting hit by a car to get a nice sidewalk on Lakeview. Unfortunately, she was killed in this accident and the young lady that was with her was hurt badly.

I thank you for your time and attention to this email and to our neighborhood.

Sincerely,

Maria Falkenhagen
evanmaria@bellsouth.net
157 London Drive
Palm Coast, FL 32137

Irene Schaefer

From: Ray Tyner
Sent: Wednesday, December 11, 2019 8:46 AM
To: EVAN & MARIA FALKENHAGEN
Cc: Irene Schaefer
Subject: RE: The community meeting @ Matanzas High School on Dec. 6, 2019

Mrs. Falkenhagen,
Thank you so much for your email and expressing your concerns. I will keep your comments and share with the developer as well.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: EVAN & MARIA FALKENHAGEN <evanmaria@bellsouth.net>
Sent: Tuesday, December 10, 2019 6:27 PM
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re: The community meeting @ Matanzas High School on Dec. 6, 2019

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I thank you for your time and attention to this email and to our neighborhood.

Sincerely,

Maria Falkenhagen
evanmaria@bellsouth.net
157 London Drive
Palm Coast, FL 32137

Irene Schaefer

From: Ray Tyner
Sent: Wednesday, February 19, 2020 10:51 AM
To: Irene Schaefer
Cc: Bill Hoover
Subject: FW: Matanzas golf course

FYI – For file

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



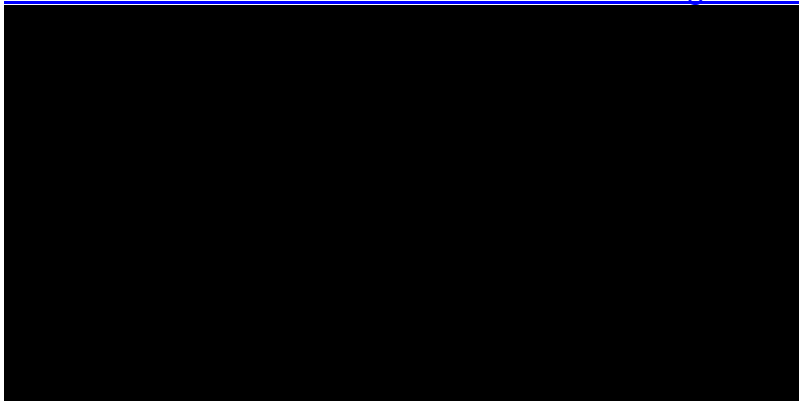
Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Mary Leckey <mary.leckey@yahoo.com>
Sent: Wednesday, February 19, 2020 9:37 AM
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re: Matanzas golf course

What will the city do? Will the city be responsible? Will the City and Colour liability for years to come?
It seems as though you are at a precipice... we are all watching

[Cancer-linked chemicals found at Cocoa Beach golf course](#)



Cancer-linked chemicals found at Cocoa Beach golf course

Cocoa Beach finds cancer-linked chemicals at the
city's golf course

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Mary Leckey" <mary.leckey@yahoo.com>

To: "mmorton@palmcoastgov.com" <mmorton@palmcoastgov.com>

Sent: Fri, Feb 14, 2020 at 9:28 PM

Subject: Matanzas golf course

Please take into consideration the following things. When reviewing the rezoning application for matanzas golf course.

1. The lots sizes proposed do not conform with existing neighborhood
2. The buffers planned are insufficient with property owners line of sight, what we bought into and what we have rights to.
3. Application states that the vegetative buffers will be maintained by the lot owner (does that mean they can cut the trees down?- why would the HOA control the buffer)
4. What is the land swap mentioned? Why would we give city owned lots to the developer? Is there an appraisal on these lots? How much is the city paying the developer to give us storm drainage ponds?
5. I have a concern commercial at end of london doesnt belong in neighborhood
6. I don't want multi family or commercial in the neighborhood- it doesn't conform with what's currently here!!!!
7. will the city ensure independent soil testing is done prior to development?
8. The people that are down on Laramie are suffering from dust coming through the vents and their homes covering their kitchen cabinets. What is the city going to do to assure dust control of our neighborhood?
9. Why has no one from the City come out to speak with any of the residents, but only our city councilman and city planner who showed up for a meeting planned by the developer with only five members of London Drive. Our councilman Never told the residents that rezoning was at issue, but they were led to believe that it was a done deal., as a landscaper asked them to pick out what trees they want as a buffer between them and commercial property. What is going on? Although quasi-judicial the statute provides that the city can come out and walk the property and speak with the community just not with each other. Where are you?

Mary Leckey

[Sent from Yahoo Mail on Android](#)

[Sent from Yahoo Mail on Android](#)

[Sent from Yahoo Mail on Android](#)

Irene Schaefer

From: Bill Hoover
Sent: Tuesday, February 25, 2020 8:54 AM
To: Irene Schaefer
Subject: FW: Mantanzas Golf Course

Irene,

You were not copied on this for our files.

Bill Hoover, AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Mary Leckey <mary.leckey@yahoo.com>
Sent: Tuesday, February 25, 2020 5:01 AM
To: michael3@legalteamforlife.com
Cc: Milissa Holland <MHolland@palmcoastgov.com>; Robert G. Cuff <RCuff@palmcoastgov.com>; Jasmine Howell <JHowell@palmcoastgov.com>; Nick Klufas <NKLufas@palmcoastgov.com>; ebranquinho@palmcoastgov.com; Matthew Morton <MMorton@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>; Tracey Doak <TDoak@palmcoastgov.com>
Subject: RE: Mantanzas Golf Course

Mike:

You asked for my thoughts. These are my concerns with any development in the L section:

1. Protection of property interest. Maintain line of sight.
2. That each and every area that is to be unearthed be independently tested for contaminants and remediated before being disturbed in any way and that a dust control plan be put in place for the surrounding neighborhood.
3. That any storm water plan be well thought out by study and that the city maintain responsibility.

4. That any building to occur within the neighborhood proper should be in conformance with what exists. The same lot sizes and single family homes. We bought into the neighborhood and there should not be tiny pockets in the middle of what exists that radically alter appearance or value.

5. That the building be well thought out in stages so to minimize the impact and quality of life of the neighborhood as concerns noise, traffic, dump trucks, etc, and our ability to move in and out of the neighborhood with ease.

Dream: Alex stop fighting and sell gold course to Charlie. At this early hour I cannot recall his last name however, being implanted in this community the way you are, I am sure you know who I'm talking about. Here is someone who has a passion to maintain it and the money to buy it. There are plenty of other areas in Palm Coast to build and invest that would have less impact to the citizens of this city.

Sincerely,
Mary Leckey

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, February 18, 2020 1:38 PM
To: Irene Schaefer
Cc: Bill Hoover
Subject: FW: Rezoning Matanzas Woods

FYI – For our file.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Monica Faustino <monifa50@hotmail.com>
Sent: Friday, February 14, 2020 3:49 PM
To: Ray Tyner <RTyner@palmcoastgov.com>; jdelorenzo@palmcoastgov.com; Matthew Morton <MMorton@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>
Subject: Rezoning Matanzas Woods

Here are my questions to the city regarding Matanzas Woods rezoning:

1- I am concerned about everything proposed by the developer. I know the city cares about the citizens who live in the L section, then, why allow multi family homes in the neighborhood already defined with single family homes? Our section will be decharacterized as such, and certainly our investments and dreams to live in a calm and green place will be shot. Is this right?

2- I purchased my home and the pitch was that the lots behind me were preserves and nothing would be built there, how it is fair to me and all of my neighbors who made life decisions based on that knowledge?

Thank you in advance for the time to consider my questions.

Monica Faustino

Sent from my iPhone

Sent from my iPhone

Irene Schaefer

From: Tracey Doak
Sent: Tuesday, January 21, 2020 3:19 PM
To: Irene Schaefer
Subject: FW: Neighborhood Notification | PLDRB

FYI – I know it went to Ray, Jason and Mr. Morton, but I wanted to send to you as well.

Tracey Doak
Zoning Supervisor
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-2473
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: robert king <rk5373@yahoo.com>
Sent: Tuesday, January 21, 2020 2:39 PM
To: vsmigh@palmcoastgov.com; Matthew Morton <MMorton@palmcoastgov.com>; Tracey Doak <TDoak@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Neighborhood Notification | PLDRB

To whom it may concern,

The L-section neighborhood was not completely notified by mail concerning a "Neighborhood Meeting". I for one did not get a mailed notification, the only way I found out was through Facebook (L-Section). Due to the enormity of this issue and possible lost home value, a mailer should have been sent to all in the L-Section. As I understand it, only those having frontage and close proximity to the green space were notified.

Also, at the meeting in November incorrect information was projected on the map concerning the retention ponds. Some folks were led to believe that they were going to get city managed waterfront and upon inquiry, the city declared that this was false information.

I know this is a very emotional issue, and having another meeting may invoke upset feelings, etc. Not sure if there's a good way to handle this, other than another meeting. I would suggest that this should happen before it goes to PLDRB (entire neighborhood notification). I'd like this issue be tabled at the next meeting.

You may forward this to the Developers attorney if needed.

Kind regards,

*Robert King
22 Louisburg Lane
Palm Coast, FL 32137*

Irene Schaefer

From: Tracey Doak
Sent: Tuesday, February 4, 2020 3:12 PM
To: Irene Schaefer
Subject: Fwd: Applications | Matanzas | High anxiety

Sent from my iPhone

Begin forwarded message:

From: Robert King <Robert.King@flaglerhospital.org>
Date: February 4, 2020 at 3:08:22 PM EST
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Cc: Matthew Morton <MMorton@palmcoastgov.com>, "vsmigh@palmcoastgov.com" <'vsmigh@palmcoastgov.com'>, "tdoak@palmcoastgov.com" <'tdoak@palmcoastgov.com'>
Subject: RE: Applications | Matanzas | High anxiety

Hi Jason,

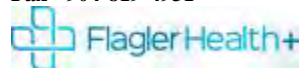
Thank you first of all. The PLDRB process I think I get. What I was inquiring was if the developer has a right to make application to change the zoning of his land from greenbelt to commercial, then do I as a homeowner have a right to zone my land as "Historical District", which would forbid any commercial from happening in the neighborhood from coming to fruition? Please remember this is just a theory on my part, frankly I don't know if such a strategy is possible. I just feel horrible that we're going to tear apart a beautiful Arnold Palmer golf course all based on zoning technicalities and profit to the developer.

If I may ask, what if a petition was started to put on the ballot a stop to any development on any golf course developed in the original master plan by ITT? Could such a measure be done to stop development until a vote by the public makes that decision? I know you and Matt are just doing your job, but we need to protect our investments and greenbelt area as well.

Kind regards,

Rob King

Pyxis Systems Specialist
Flagler Hospital SCM
Work ph - 904-819-4404 ext. 2675
Fax - 904-819-4931



Please check in with Vendor-Mate when visiting the hospital

From: Jason DeLorenzo [mailto:JDeLorenzo@palmcoastgov.com]
Sent: Tuesday, February 04, 2020 2:35 PM
To: Robert King
Subject: FW: Applications | Matanzas | High anxiety

[External Email - Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.]

Mr. King,

Mr. Morton asked me to respond to your question. You must be the landowner or owners representative to make an application.

From time to time the planning department hold public meetings to receive feedback for desired changes to the Land Development Code. The code changes are then voted upon at the Planning and Land Development Regulation Board (PLDRB) meeting which is also public and finally two readings at the City Council. All public meetings are posted to our website.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Robert King <Robert.King@flaglerhospital.org>
Sent: Friday, January 31, 2020 9:03 AM
To: Matthew Morton <MMorton@palmcoastgov.com>
Cc: 'vsmigh@palmcoastgov.com' <vsmigh@palmcoastgov.com>; Tracey Doak <TDoak@palmcoastgov.com>
Subject: Applications | Matanzas | High anxiety

Hi, good morning Matt,

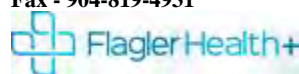
Quick question, because of all the zoning changes occurring though application from the developers, is it possible for homeowners to submit an application as well? Can we make requests through application that can protect the neighborhood as a whole from the over-exuberance being demonstrated by developers on our current greenspace and wetlands? My apologies up front if this question is too elementary, I work and don't have time to dig into the required research needed.

I can tell you that there are a lot of stressed out people in the Matanzas neighborhood. Really stressed out.

Kind regards,

Rob King

Pyxis Systems Specialist
Flagler Hospital SCM
Work ph - 904-819-4404 ext. 2675
Fax - 904-819-4931



Please check in with Vendor-Mate when visiting the hospital

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City of Palm Coast officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

Irene Schaefer

From: Jason DeLorenzo
Sent: Tuesday, February 18, 2020 11:32 AM
To: Ray Tyner; Irene Schaefer
Subject: FW: About rezoning Matanzas woods golf course.pdf

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: Jason DeLorenzo
Sent: Friday, February 14, 2020 4:50 PM
To: 'susan shiverdecker' <suzieq138@me.com>
Subject: RE: About rezoning Matanzas woods golf course.pdf

Ms. Shiverdecker,

Thank you for your email, we will include it in the public record. At this time, our planning professionals are reviewing the proposed development for compliance with the Land Development Code and City's Comprehensive Plan. A public hearing has not yet been scheduled.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: susan shiverdecker <suzieq138@me.com>
Sent: Friday, February 14, 2020 4:18 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: About rezoning Matanzas woods golf course.pdf

Dear

I know you can not respond. Matanzas Woods golf course. Developer plan # 4280, submitted on January 29th 2020

On page 2, Says 70 ft. Barrier. 35 feet natural barrier with 35 feet water. Palm Coast chapter 10. Environmental and cultural resource protection, the LDC, Section 3, 3.03.04. J, along with 1,2,3, Says any adjacent established development on a golf course must have 150 feet set back. J 1 states existing direct golf course views from rear yards of all existing platted lots located within any residentially zoned districts directly abutting the site shall be maintained. This plan is 80 feet short from palm coast requirements.

I have seen the plans, they presented on January 16th 2020, at 3:pm when 5 neighbors attended, a meeting with Toby Tobin, Michael D. Chiumento, Robert Dickerson, Alex Ustilovsky, Bill Hoover..What was presented to me at that time, was a 60 foot barrier being, 30 foot landscaping and then 30 foot wide water.

The plan shows commercial, on developer map as ponds filled in. There already is a natural buffer. Question then if this is approved, it's ok to allow killing wildlife? The migratory bird treaty is federal law, since 1918. Yes there are some here, that make it their winter home. Wonder how The country of Canada would feel knowing this.

The FLUM map does not allow commercial usage. If amendment is passed, to rezone as low density com-1 for 32 acres which at moment on mpd, is greenbelt. This will impact wild life, and value of homes that are adjacent to what is being proposed in my backyard. Flagler county auditor shows my home 341 feet from property to US1. Yes I'm on golf course which developer owns. Due to a state Highway US1 also has a buffer zone that must be changed if commercial which developer has submitted.

Golf course do have wells to water them. Palm Coast environmental Sec. 4.0./ 4.01.07 well abandonment says all abandoned wells must be removed properly, etc. These wells on Matanzas Woods golf course have not been used since it closed in 2007. If allowing this golf course to be developed from a greenbelt to mixed use, it's possible the aquifer can become contaminated with golf course chemicals, if excavated. The inorganic chemicals, such as arsenic, chlorinated pesticides, etc...that are used on a golf course, by the CDC, says these are toxic and harmful to human and wildlife.

The Wellfield protection zone map, under Palm Coast Environment sec. 4.0 shows as of 10/07/2008 the golf course is in a secondary protection zone.

This proposal to city of Palm Coast also has me wondering, where it states the developer wants to swap some city property. I'd like to know, why? Which area it is? and to who this benefits?

The city seems to do soil testing after they approve a plan. Now I'm wondering, why this is not done before something is approved? I also feel this soil testing should be an independent company out of Flagler county.

Palm Coast tree protection, landscaping, buffers and irrigation. Sec. 11.03.05 landscape buffers.

Why in Palm Coast Code 11.03.08.

B

1. Homeowner is responsible, not developer for care of buffer. What crap is this? Really, I must use my water, and have to prune the shrubs and trees, when I did not like what was proposed to me at meeting, which I said above. I saw many but only remember the bottle brush shrub and magnolia tree.

Thank you
Susan shiverdecker

Irene Schaefer

From: Jason DeLorenzo
Sent: Monday, March 16, 2020 2:44 PM
To: clinton huggins
Cc: Bill Hoover; Irene Schaefer; Ray Tyner
Subject: RE: Comments on Matanzas Woods course yet?

Ms. Pennington,

No new comments at this time.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: clinton huggins <leepee22@att.net>
Sent: Monday, March 16, 2020 1:13 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Comments on Matanzas Woods course yet?

Hello,

Checking to see if there are any city comments yet on the resubmission of the Matanzas Woods course development yet?

Thanks,

Bonnie Pennington

Irene Schaefer

From: Bonnie <leepee22@att.net>
Sent: Thursday, March 5, 2020 2:16 PM
To: Jason DeLorenzo; Irene Schaefer; Ray Tyner
Subject: Lakeview estates. You may want to see this
Attachments: image0.jpeg; ATT00001.txt

Regarding the Matanzas Woods course, the developer's group has been posting and it's not helping to calm people in the L section. You may want to take a look at what was posted today, it mentions the city.



Like



Message



Like

**Lakeview Estates - Palm Coast**

4 hrs •

FACT: Landowners have rights on the land they own according to Florida Law and the Palm Coast Land Development Code.

Currently, the land that makes up Lakeview Estates has entitlements and is going to be built on.

We're excited about the feedback we've gotten from the City and the Community and are working hard with residents to protect existing views, adding water features for both beauty and stormwater drainage to ensure this neighborhood remains one of the best places to live in Palm Coast!



Send Message



Irene Schaefer

From: Debra Carlin <deecee428@gmail.com>
Sent: Friday, February 14, 2020 4:22 PM
To: Ray Tyner
Subject: Matanzas Woods Development

We have many questions and concerns regarding possible development on the closed Matanzas Woods Golf Course.

We purchased our home at 9 Lee Pl in March of 2016. We paid a little more for our home due to the fact that our lot was directly on the old fairway and we had a beautiful view of green space. The possibility of hundreds of homes and commercial buildings being built along Lakeview Blvd is a major concern. After attending a neighborhood meeting presented by the developer and his attorney our concerns were elevated after seeing the proposal.

- The smaller lot sizes proposed **DO NOT** conform with the rest of the neighborhood and in our case, we would have one and one half homes/lots directly behind our home.
- There will be **NO BUFFER** behind our home and the new homes. Right now we have open space and some trees which we prefer. Our sight line will no longer be protected as the current LDC states which is why we bought our home in the first place. It's not like we were able to see signs of lots for sale behind us when we first considered buying this home because if that was the case, we would have purchased elsewhere.
- Will the city require independent testing of the soil of the golf course prior to construction to determine if there are chemicals that would harm us as the ground is dug up and dust is flying?
- Is there a timeline for construction? I can't imagine anything worse than this project taking years to complete with constant noise, dirt and dust while homes are being built one at a time over months and years. Is there a possibility that real estate markets hold up or is it possible that we end up with a ghost town of half built homes.
- Self storage units have been mentioned as a possibility along Lakeview. **Commercial Buildings and multi family buildings do not conform with this neighborhood.**
- The application states that the buffers proposed will be maintained by the lot owners, does that mean they can be removed?
- Lakeview is a quiet road but what will it be like when you add hundreds more cars daily. Is that road sufficient for extra traffic?
- Is this developer planning to get the zoning changed to build all this only to **sell** all the land to another builder if it is approved? I have seen his American Village in the P section and there are very few homes built. We are questioning if this is just a way for him to make a huge profit by getting the hard part of the zoning changed only to then walk away, all at our expense.
-

We are asking that all of our concerns be addressed and considered before letting this large project negatively affect our home values and quality of life.

Thank you for your consideration.

Brian and Debra Carlin

--

Irene Schaefer

From: Ray Tyner
Sent: Monday, January 13, 2020 1:45 PM
To: Bill Hoover; Irene Schaefer
Subject: FW: Rezoning Application of the Former Matanzas Golf Property

FYI – Another for Matanzas.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Carol Wierzba <carolwierzba@gmail.com>
Sent: Tuesday, January 7, 2020 4:48 PM
To: Milissa Holland <MHolland@palmcoastgov.com>; Robert G. Cuff <RCuff@palmcoastgov.com>; Jack D. Howell <JDHowell@palmcoastgov.com>; Nick Klufas <Nklufas@palmcoastgov.com>; Eddie Branquinho <EBranquinho@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Rezoning Application of the Former Matanzas Golf Property

We are writing this letter to request that the City of Palm Coast reject the Application by Matanzas GC Palm Coast, LLC to amend the existing Master Planned Development Agreement of the former Matanzas Golf Course property. We ask that you uphold the protections afforded in the Land Development Code which the City of Palm Coast authored and Future Land use designation of "Greenbelt" for the property which restricts building on the golf course property.

We purchased a home at 17 Lake Success Place in January of 2019 after vacationing in this area for a few years. We spent a few months updating the home and retired and moved into our lovely home on May 27, 2019. We invested over \$350,000 purchasing and updating this home. We chose Palm Coast over other Florida locations because the town seemed to really care about keeping the town clean, mowed, maintaining all the bike trails, and most of the homes are on 10,000 SF lots. We love the fact that there is little traffic here and of course we are very close to several beautiful beaches. We looked for a home for over a year and a half before we bought this home, mainly because it backs up to an

open space which was formerly a golf course fairway. We were told the property had a future Land Use designation of Greenbelt which restricts building on the golf course and if it was developed we thought the worst thing that would happen is a strawberry farm might be back there or some kind of agriculture.

A couple months after moving in we found out that the property had been sold. We wondered why the land behind us had not been mowed for a while. We knew that several of the other owners on Lake Success who still liked to walk the golf course and hit a few golf balls would mow the one hole behind our homes, so we went to the expense to move our riding mower down here from Tennessee so we could help keep it mowed, since it wasn't being mowed any more by the new owner who bought the land. We still want to know why the new owner isn't required to keep it mowed like the previous owner.

We are really worried that the life savings we spent to have a peaceful, beautiful area behind our retirement home, was all for nothing, and that we will have to endure the building of hundreds of homes on tiny 6000 square foot lots. We also found out that the developer might flood the area behind our home for the storm drainage area for the development and then the HOA for the new development will take no responsibility for any fluctuations in the water level. We read the City of Palm Coast doesn't plan to maintain this water either, so if it floods, it's on us. That seems very unfair since we did nothing to cause the problem. At the very least, the HOA of the new development should be made to be responsible for any problems they cause by putting hundreds of homes in a small area.

A further problem we found out can happen when developers try to build on old golf courses is the arsenic that was used for years when it was a golf course could be in the soil. If the City of Palm Coast agrees to change the zoning, will the City of Palm Coast make sure that the land is tested to make sure there is no arsenic in the soil? If arsenic is found, will the City make sure all the necessary remediations are done by the developer at the developer's expense?

We hope that we made the right decision to move to Palm Coast and that the City of Palm Coast will not let this developer put in hundreds of homes in open areas behind our homes that we thought was protected. Please don't take away our privacy and unrestricted views that we paid a higher purchase price for than what other people pay for properties not along the former fairways.

Please uphold the protections the City of Palm Coast created in its Land Development Code, and Future Land Use designation of Greenbelt for the property. Please keep the zoning as it is. Over 500 people in Matanzas Woods have signed the petition so far asking for the City of Palm Coast to stop development on the Former Matanzas Fairways. Thank you for listening to us and the other homeowners in Matanzas Woods.

Sincerely,
Mike & Carol Wierzba

Irene Schaefer

From: Ray Tyner
Sent: Monday, January 13, 2020 1:40 PM
To: Irene Schaefer; Bill Hoover
Subject: FW: Contamination issues- request to develop a moratorium on course development

Another Correspondence from citizen for Matanzas for file.
Ray

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: clinton huggins <leepee22@att.net>
Sent: Monday, January 6, 2020 1:31 PM
To: Ray Tyner <RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Cc: Milissa Holland <MHolland@palmcoastgov.com>; Jack D. Howell <JDHowell@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>; rcuff@palmcoast.gov; nkufas@palmcoast.gov; ebranquinho@palmcoast.gov; mmorton@palmcoast.gov
Subject: Contamination issues- request to develop a moratorium on course development

Mr. Tyner,

As a seasoned, development planner in the great state of Florida, I assume you are aware of the the significant issues that arise when a golf course is re-developed into a residential area. The issues are so significant, several Florida cities have placed temporary moratoriums on the acceptance, processing, and consideration of applications for development orders involving the conversion of lands zoned for golf course use in their counties. During those periods of moratoriums, the county staff conducted research into the current status of golf as a sport, as well as reviewed numerous case studies of golf course conversions and their impact on the residents health, quality of life, home values and tax assessment changes. When they came off their moratoriums, they established amendments to their land development codes specific to the conversion of golf courses. Based on the case studies, staff developed concepts to provide a public participation process, best management practices, as well as development standards for any golf course conversions in their county. The

developers would be responsible for the proposed requirements from such amendments. The cities made it known that, the development and codification of provisions for golf course redevelopment or conversion did not imply that a golf course would receive approval from the board to convert to a different use and, that the framework was proposed as a method to support community involvement and consensus building.

I would highly recommend the city, who is flanked by the four original courses, work towards developing a similar plan prior to considering any re-zoning changes. It is the responsible, sensible thing to do and many other Florida county officials recognize that it's a necessary process and is in the best interest of their community and its citizens. The beauty of these plans is that they enumerate the positive and negative impacts associated with each alternative proposed for such areas.

What shows the local government brilliance, is that they realized by creating such plans that called for community participation, they reduced time at the board and potential litigation. They also realized that soil/groundwater testing and rumination of pollutants needed to be monitored by the government to protect themselves from potential litigation and protect the citizens from a potential hazardous disaster in the area and the risk of being known as "contaminated land". In fact, Miami Dade has gone as far as to make developers list "contaminated land" acknowledgments in deeds of homes developed on top of old golf courses that had to have soil remediation, which most certainly will be the case with Matanzas Woods. This concerns me because as an owner abutting the old course, but not built directly upon it, I would hate to be known as the area of contaminated land. I can only imagine the impact to my home's value if that should ever occur.

One thing I hope the city is aware of, is that when you disturb the ground of a prior course, you release arsenic and other pollutants in the air. This is due to the chemicals used to treat the course over the years. Often, a developer is required to include a dust control plan as part of remediation. Before any building can begin, the developer must provide the DEP with a site assessment report from an environmental engineering firm identifying herbicides used, how long the gold course had been operating and whether contaminants are leaching into the groundwater. The DEP then reviews the report and determines what remediation must be done. Cleanup requirements are stricter for residential development. Often times, the developers walk after getting this feedback, because the cost to remediate, outweighs the cost of development. The city of Miami has created a department specifically to monitor environmental conditions during restoration projects such as golf course conversions. Even after the conversions, the city continues to regularly re-test the sites because strong storms can sometimes produce erosions that open new problem areas. The city of Miami is very strict on these types of re-developments because they are aware that children are considered particularly at risk to exposure of arsenic, lead and other heavy metals and Dixons, which at high level are known to cause cancer, nerve and developmental problems. The city wants to ensure that the remediation is done properly to protect their citizens and the city from litigation. In fact, there is already new litigation against developer in a recent case in Adventura, where the developer did not follow the city's requirements on remediation.

Per Solutech Environmental Consultants, when disturbing the ground of any golf course, it is apparent that the significant exposure risks to area residents is created by either:

- Wind blown arsenic contaminated particles, which may pose a health threat to young children and older immune-deficient adults if taken in through the nose and mouth and ultimately absorbed to lung tissue
- Runoff of arsenic contaminated soil to nearby surface water bodies, roadway gutters and residential neighborhoods which may affect aquatic plants, waterfowl and fish
- Soil and debris spilled onto roadways by heavy construction equipment and truck tires (which can easily be picked up by pedestrian traffic on the soles of shoes, or tracked into homes and attached to garages by residential vehicles)

Surely, you have been down Laramie and seen the dust on people's homes and the road itself. Could you imagine what 277 acres of old golf course in this area will spread upon us? With Cypress Knolls course being owned by a private person, Palm Harbor owned by the city and Pine Lakes being heavily lived on by residents, I urge you to stop and consider the consequences you are unleashing upon Section 37, by even considering amending the comprehensive plan and the protections this city has placed on development of these courses. If this re-zoning happens to us, will the city let it happen at the others? If not, why just target us as victims of such?

It's a shame that the city would ever place its citizens in a predicament of having to involve state and federal agencies as well as hiring attorneys to ensure this city protects "this area with the quality of life it's used to", as Mr. Schotthey has assured us the city will. Furthermore, placing us into a battle to protect our health because you would choose to allow an inexperienced, underfunded developer, the opportunity to dredge up every acre of this property for low, medium, high, multi and commercial zoning is borderline negligent on your part.

Per Toby Tobin, this course has been described as a "beautiful monster". Perhaps Toby was foretelling in his description. This former course will, in fact, be a beautiful monster unleashed upon the section 37 residents if the developer gets his way.

Respectfully,

Bonnie Pennington

Irene Schaefer

From: Ray Tyner
Sent: Monday, March 9, 2020 6:09 PM
To: Irene Schaefer
Cc: Bill Hoover
Subject: Fwd: Thank you

FYI- for Matanzas file.
Ray

Sent from my iPhone

Begin forwarded message:

From: Dennis Shiverdecker <theshiv7139@gmail.com>
Date: March 9, 2020 at 6:03:13 PM EDT
To: Ray Tyner <RTyner@palmcoastgov.com>
Subject: Thank you

Dear Mr. Tyner

First, I would like to thank you for the time, effort, and research you put into the response to Alex Vstilosvsky, the developer of the Matanzas Woods Golf Course denying his proposal. I appreciate you not approving commercial development on the golf course fairways, as it would obstruct my line of sight.

Secondly, it is my understanding that Mr. Vstilosvsky has submitted a second proposal very similar to his first proposal. As a friendly reminder, I encourage you to consider your first response to Mr. Vstilosvsky and deny his second proposal based on your information and letter you sent to him already.

Best regards,

Dennis A. Shiverdecker

Sent from my iPad

Irene Schaefer

From: Jason DeLorenzo
Sent: Tuesday, January 21, 2020 9:43 AM
To: Irene Schaefer
Subject: FW: Zoning

Irene,

Please retain for the Matanzas MPD record.

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: Dennis Shiverdecker <theshiv7139@gmail.com>
Sent: Saturday, January 18, 2020 9:04 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Zoning

Dear Mr. DeLorenzo,

I attended a private meeting held on January 16, 2020, at a private resident located on London Drive, in Palm Coast. The nature of this meeting was for a few home owners on London Drive to discuss the proposed development of Matanzas Woods. In attendance were Alex Ustilovsky, Developer, Michael Chiumento, Attorney, Toby Tobin, Robert Dickinson, Landscaper, Jack Howell, Council Member, and a few home owners of London Drive.

After I had time to digest the information that was presented at this meeting, and pleased be advised that no individual that attended this meeting can speak for me or for my point of view. I attended this meeting with an open-mind. After hearing and knowing both side of this issue, I cannot and will never support the re-zoning of Matanzas Woods.

In my opinion, as government official(s) of our city, it is your duty to your constituents to make sure you identify potential health issues in advance, and have the proper proactive plans in place to protect residents from possible problems, such as pesticide, herbicides, or other poisons that is beneath the surface of the Matanzas Woods golf course. In addition, by allowing the re-zoning, it would be detrimental and impact our community in a negative way. Our home values will decrease, crime and noise level will increase, our beautiful view will be gone, and the local wildlife will be greatly affected. For these reasons and numerous others, I will NOT SUPPORT any candidates that vote for the re-zoning of Matanzas Woods. I BELIEVE IN THE POWER OF THE VOTE.

As an outspoken resident of Palm Coast, please let me reiterate that I will not support any member(s) election or reelection that votes for the re-zoning of commercial development behind our homes.

If you have any questions regarding this e-mail or my concerns, please feel free to contact me at my e-mail listed below.

Respectfully,

Dennis A. Shiverdecker
145 London Dr.
Palm Coast, FL 32137

E-mail: theshiv7139@gmail.com

Sent from my iPad

From: [PLDRB](#)
To: [Irene Schaefer](#); [Ray Tyner](#)
Subject: FW: Matanzas Woods Golf Course ReZoning Hearing
Date: Wednesday, September 23, 2020 8:21:56 AM

From: Dennis Shiverdecker
Sent: Wednesday, 23 September 2020 08:21:52 (UTC-05:00) Eastern Time (US & Canada)
To: PLDRB
Subject: Matanzas Woods Golf Course ReZoning Hearing

September 23, 2020

Dear Palm Coast Planning Board,

This e-mail is in regards to the upcoming Matanzas Woods Golf Course ReZoning Hearing scheduled for September 30, 2020.

As a resistant of Palm Coast, I have serious concerns about the proposed rezoning of Matanzas Woods Golf Course. If this rezoning is approved this will negatively affect my home value, plus this will have the potential for serious flooding issues. Since we are addressing the rezoning and the development of the golf course, there will be environmental concerns that will arise if the rezoning is approved.

It appears the developer is not adhering to the city's previous comments, and he has resubmitted plans for the development on the fairways, industrial, building of multi-family homes, and lot sizes as low as 6,000 square feet.

In addition, since the city fined the previous owner(s) of the Matanzas Woods Golf Course for not mowing and maintaining the golf course, we feel this set a precedent from the city whereas all owner(s) (past, present and future) shall be responsible for mowing and maintaining the golf course. Since the city established a pattern by fining the previous owners for not mowing the golf course, the city has a responsibility to enforce all its rules, policies and procedures equally to all developers and not just certain ones.

Please have this e-mail entered into the official records to be considered by the planning board.

Respected submitted,

Dennis A. Shiverdecker

Sent from my iPad

Irene Schaefer

From: Jason DeLorenzo
Sent: Wednesday, February 5, 2020 3:32 PM
To: Irene Schaefer
Subject: FW: Re-Zoning Matanza Woods

For the record

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Donna Wilkerson <dwilk727@hotmail.com>
Sent: Sunday, January 26, 2020 3:23 PM
To: Milissa Holland <MHolland@palmcoastgov.com>; Robert G. Cuff <RCuff@palmcoastgov.com>; Jasmine Howell <JHowell@palmcoastgov.com>; Nick Klufas <NKLufas@palmcoastgov.com>; ebranquinho@palmcoast.com; Matthew Morton <MMorton@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re-Zoning Matanza Woods

Dear Sir or Madam,

I am writing to you to express my disgust with the current plans to dismantle Matanza Woods and disrupt a normal residential area for the benefit of the financial gain of the new owner as well as the City of Palm Coast. My husband and I moved here 5 years ago and purposely bought on London Drive opposite the 4th Fairway knowing that homes would never be built directly behind us. The Commercial Property would be far enough away if ever built on that with a buffer our privacy would not be compromised. Having come from a home with some acreage in Georgia, we did not want a home so close on all sides that I could watch my neighbors TV. We preferred watching the natural species of the woods that the current landscape provides.

I believe that if this proposal of approximately 300 homes, an apartment complex and reconstruction of waterways were to be pushed down your throat in your current neighborhood you too would be equally disgusted and its' fruition would never come to pass. I employ you as a human and resident of this city to consider alternatives to our golf course. Parks, walking trails or any unobtrusive alternatives would be welcomed.

You have been voted in to represent the pathway for our City and its potential growth as well as the voices of your residents. Please hear us now as we require your help in this eminent matter. Your future is determined by mine!!!

Sincerely,

Donna Wilkerson
143 London Dr
Palm Coast, FL

Sent from [Mail](#) for Windows 10

Irene Schaefer

From: Jason DeLorenzo
Sent: Thursday, March 5, 2020 10:18 AM
To: Elizabeth Souza
Cc: Irene Schaefer
Subject: RE: Matanzas Woods

Ms. Souza,

Thank you for your email; yes they have. The process is the same as the first submittal. We will review the new plan for consistency with the Land Development Code and the Comprehensive Plan and provide comments to the applicant.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: Elizabeth Souza <souza.elizabeth6@gmail.com>
Sent: Wednesday, March 4, 2020 5:43 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Matanzas Woods

Dear Mr DeLorenzo,

Has the developer re-applied for zoning in the L Section of Matanzas Woods?

Thank you,
Elizabeth Souza

Sent from my iPad

Irene Schaefer

From: Erin Blais <eblais@dubetravel.com>
Sent: Friday, February 14, 2020 10:47 AM
To: Ray Tyner
Subject: Fw: Matanzas Woods Golf Course

From: Erin Blais <eblais@dubetravel.com>
Sent: Friday, February 14, 2020 10:46 AM
To: Erin Blais <eblais@dubetravel.com>
Subject: Matanzas Woods Golf Course

Hello,

I'm contacting you today about my concerns for the Matanzas Woods Golf Course. Although my home is not on the course, I'm very concerned about this development.

1. Will the City ensure independent soil testing is done prior to development?
2. I'm not in favor of the lot sizes or home sizes. They do not conform to the rest of the neighborhood.
3. I'm concerned that those homes will not sell at the price the developer has proposed. If they don't sell, he will need to drop the price, bringing down the value of all of our homes.
4. I do not understand why would we want to mix commercial property into residential neighborhoods. It would completely change the feel of our section. And if it's happening in our section, it will happen all over Palm Coast. There is so much space for commercial building in other areas of Palm Coast. Please do not change the zoning.
5. What are the traffic plans? We desperately need more traffic lights on Matanzas right now. Especially at the intersections for 95. This needs to be addressed immediately.

To be clear, I'm not against the development on Matanzas Parkway, or Rt 1. I understand that building up this area was always in the master plan of Palm Coast. We bought our home here 2 years ago and we were excited for the growth to come... but we thought it would be more gradual and more uniform with the rest of the City.

Thank you for your time and the work you do for our great city

Yours Sincerely,

Erin Blais
21 Longfellow Dr
Palm Coast

Irene Schaefer

From: Mary Leckey <mary.leckey@yahoo.com>
Sent: Friday, February 14, 2020 9:31 PM
To: Virginia Smith; Ray Tyner; Matthew Morton; Jason DeLorenzo; Milissa Holland
Subject: Matanzas golf course

Please take into consideration the following things. When reviewing the rezoning application for matanzas golf course.

1. The lots sizes proposed do not conform with existing neighborhood
2. The buffers planned are insufficient with property owners line of sight, what we bought into and what we have rights to.
3. Application states that the vegetative buffers will be maintained by the lot owner (does that mean they can cut the trees down?- why would the HOA control the buffer)
4. What is the land swap mentioned? Why would we give city owned lots to the developer? Is there an appraisal on these lots? How much is the city paying the developer to give us storm drainage ponds?
5. I have a concern commercial at end of london doesnt belong in neighborhood
6. I don't want multi family or commercial in the neighborhood- it doesn't conform with what's currently here!!!!
7. will the city ensure independent soil testing is done prior to development?
8. The people that are down on Laramie are suffering from dust coming through the vents and their homes covering their kitchen cabinets. What is the city going to do to assure dust control of our neighborhood?
9. Why has no one from the City come out to speak with any of the residents, but only our city councilman and city planner who showed up for a meeting planned by the developer with only five members of London Drive. Our councilman Never told the residents that rezoning was at issue, but they were led to believe that it was a done deal., as a landscaper asked them to pick out what trees they want as a buffer between them and commercial property. What is going on? Although quasi-judicial the statute provides that the city can come out and walk the property and speak with the community just not with each other. Where are you?

Mary Leckey
[Sent from Yahoo Mail on Android](#)

[Sent from Yahoo Mail on Android](#)

Irene Schaefer

From: Jason DeLorenzo
Sent: Friday, February 28, 2020 11:59 AM
To: Monica Faustino
Cc: Irene Schaefer
Subject: RE: Matanzas golf course development

Ms. Faustino,

Thank you for your email. We will include it in the record for the item.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Monica Faustino <monifa50@hotmail.com>
Sent: Friday, February 28, 2020 12:44 AM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Fwd: Matanzas golf course development

Sent from my iPhone

Begin forwarded message:

From: Monica Faustino <monifa50@hotmail.com>
Date: February 27, 2020 at 5:20:22 PM EST
To: rtwyner@palmcoastgov.com
Subject: Fwd: Matanzas golf course development

Sent from my iPhone

Begin forwarded message:

From: Monica Faustino <monifa50@hotmail.com>
Date: February 27, 2020 at 5:12:11 PM EST
To: rtynr@palmcoastgov.com, jdelorenzo@palmcoastgov.com
Subject: Matanzas golf course development

Prior to moving to Palm Coast I looked for homes through out the city. The reason I chose Matanzas Woods was because it was quiet, private, spacious and because it backs up to the golf course reserve. The real estate agent told me , prior to purchasing my home, that the golf course reserve would not be developed. This is one of the main reason why I purchased my home in this location. I wish to maintain my quiet, private lifestyle. I really enjoy the open natural views in my back yard where I can observe an abundance of wildlife (turtles, bobcats, deers, owls etc).

I sincerely hope the Palm Coast Planning and Zoning Department staff members are able to negotiate with the developer so he will show a natural vegetative buffer area behind my home and my neighbor's homes and the proposed new single family development.

I would greatly appreciate maintaining a natural vegetative buffer between 75-150 feet . Please ask the developer to show options on the revised master plan map.

Thank you so much!

Monica Faustino

Sent from my iPhone

Irene Schaefer

From: Ray Tyner
Sent: Tuesday, January 21, 2020 8:38 AM
To: Bill Hoover
Cc: Irene Schaefer
Subject: FW: London Drive Fairway rezoning

Fyi – For file

Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
Mobile: 386-302-2412
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Nancy Nally <nancy@nallystudios.com>
Sent: Saturday, January 18, 2020 7:19 PM
To: Milissa Holland <MHolland@palmcoastgov.com>; Robert G. Cuff <RCuff@palmcoastgov.com>; Jack D. Howell <JDHowell@palmcoastgov.com>; Nick Klufas <NKLufas@palmcoastgov.com>; Eddie Branquinho <EBranquinho@palmcoastgov.com>; Matthew Morton <MMorton@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: London Drive Fairway rezoning

Dear Council Members,

The situation on London Drive with the commercial rezoning in Matanzas Woods is the perfect example to show egregious it is to be putting commercial zoning into the heart of a developed residential neighborhood.

Residents on London Drive, whose lots were platted and homes situated to position them in relation to a desirable golf course frontage, will now find themselves instead, if the city's plans go through, with only a 10 foot buffer from a commercial development. This will destroy these and surrounding residents' property values and damage the reputation of Palm Coast as a place to invest in housing.

Development at all costs has got to stop! You are ruining the thing that makes people want to come live here - safe, peaceful neighborhoods where housing is a good investment. First it was dropping a Dollar General in the

middle of a quiet residential neighborhood and now this mess in Matanzas. Commercial development in the north end of Indian Trails neighborhood or Matanzas Woods area belongs out on US-1 or over by Matanzas high school...there's no reason it needs to be in the heart of the neighborhood infringing on the peace of existing homes.

It's your job to protect the existing property owners' peaceful enjoyment and property value. I voted for some of you. I promise you that I won't vote for any of you next time if this development is allowed to continue.

Nancy

Nancy Nally

Owner, Nally Studios LLC

nancy@nallystudios.com

nallystudios.etsy.com

www.scrapbookupdate.com

www.chasingdustbunnies.com

Irene Schaefer

From: Bill Hoover
Sent: Tuesday, January 21, 2020 3:48 PM
To: emap636@gmail.com
Cc: Irene Schaefer
Subject: Matanzas Golf Course MPD Rezoning

Eileen,

It was good speaking with you earlier today. Per your request, I have put some key data below including that from the Land Development Code.

Currently, all of the golf course is zoned "Master Planned Development" or "MPD" but that zoning has no development standards or entitlements. The land along US 1 proposed for commercial uses is included in this and not zoned commercial at this time only "MPD". The 277.4 +/- acres of the golf course does have some entitlements from the Comprehensive Plan (Future Land Use Element) which designates it as "Greenbelt" which allows residential development at a density of up to 1 unit or home/per acre and the units may be clustered under certain conditions to minimize extensive infrastructure.

Since the "Greenbelt" designation on the Future Land Use Map does not allow commercial uses the applicant has stated they plan to apply for an amendment to change the designation from "Greenbelt" to "Mixed Use" via the public hearing process. The Future Land Use Map Amendment application is generally heard at the same public hearing and right before the MPD Rezoning application.

The Land Development Code has three types of commercial uses and I believe the applicant's team mentioned low intensity commercial uses which would include office uses. Section 3.03.01 of the Land Development Code states the purpose of these districts (see below):

A. Neighborhood, General, and High Intensity Commercial Zoning Districts (COM-1, COM-2, and COM-3)

1. The purpose of the COM-1 (Neighborhood Commercial) District is to provide areas for limited commercial and office uses developed at a neighborhood scale to meet the day-to-day retail and service needs of nearby residents.

2. The purpose of the COM-2 (General Commercial) District is to provide areas for general commercial and office uses to meet the community-wide demand for retail, services, business, and employment opportunities.

3. The purpose of the COM-3 (High Intensity Commercial) District is to provide areas for the most intensive commercial uses including, but not limited to, those that focus on automobile sales and service, outdoor storage, and heavy traffic.

Per our discussion, Section 3.03.04.J. of the Land Development Code does provide some safeguards for residential lots fronting on a golf course when the property is being rezoned to a "MPD".

J. Existing golf course communities. Existing golf courses communities located within the former Golf Course Community(GCC) District seeking to add residential units must comply with the standards established for the Master Planned Development District. In addition, the development shall utilize the following guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas.

1. Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.

2. Existing golf course views from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical.

3. Multifamily uses shall be surrounded by fairways, clubhouse, and/or other golf course facilities to buffer single-family areas within the same development. The multifamily uses shall not be located within 150 feet from any existing, platted lots located within a residentially zoned area.

I have copied Planning Clerk Irene Schaefer so you can get put on the email list to be notified of all upcoming public hearings on this project. If you have questions you can contact Irene at 386-986-3749 or me at 386-986-3744.

Bill Hoover,AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



Irene Schaefer

From: Richard Williams <rkwilliams@bellsouth.net>
Sent: Saturday, February 15, 2020 9:12 PM
Subject: No Rezoning for Matanzas Woods Development

I am writing to voice my opposition to the planned development in my neighborhood as proposed via rezoning to small lots and commercial expansion. I am listing the reasons why this kind of development is not appropriate in this part of town.

When I moved to Florida from out-of-state, I accepted a job in Daytona Beach. I knew that I did not want to live in a large city, wishing for a quieter, more rural and less populated environment. I purchased a home in the L section abutting the golf course designated greenbelt. I was willing to pay a premium price because it afforded me the privacy along with other desirables.

I was not naive enough to think that my newly adopted Palm Coast would not grow over time. But I always believed growth would be done in a manner that was reasonable within the already established community. The proposal for Matanzas Woods development (primarily the L section) frankly does not reflect that expectation. Rezoning so the developer (and peripherally the city) can make a lot of money at homeowners' expense is shameful. Changing rules in the middle of the game is not acceptable.

There are many reasons why this proposal should not be accepted and implemented. Likely you have heard them all from other residents:

- lot sizes and home sizes do not conform to those in the neighborhood
- commercial business should not be located in an established neighborhood with narrow roads, and no sidewalks and no lighting
- increased traffic with little leeway as vehicles already park half in the streets and half in the swales
- excess noise (which a buffer will only partially address)
- drainage issues complicating problems already not fully addressed and solved by the city
- a buffer with required upkeep and maintenance by residents
- displacement of wildlife that many of us enjoy
- and finally, yet very important, the decreased value of my home due to building that does not reflect or conform with existing neighborhood homes

I support local businesses, participate in community events and donate to local non-profit groups. I truly feel that this is a betrayal to long-standing involved Palm Coast residents.

Most sincerely,

R. Williams

From: [Rick Acheson](#)
To: [Irene Schaefer](#)
Cc: [Bill Hoover](#); [Ray Tyner](#); [Jason DeLorenzo](#)
Subject: Re: Most recent submittal from Mr Chiumento & Alex Ustilovsky
Date: Friday, September 25, 2020 10:26:40 AM

Good morning.

My question concerns what will become of the B2 area on the western edge of Tract2 bordering Lake Success. The views of 154,156, and158 Laramie are involved. Also there is no mention of a overflow swale to pick up overflowing water from the Tract and dump it into the lake success swale system. This water problem effects 154 Laramie the most but 152 and 156 also flood . 158 has some issue as well. Is there a solution to this issue that I am un aware of. Will there be a fire truck path down the twelve hundred yards of old golf course to fight fires that start back there. Due to houses and swale 's almost all of this area is only accessible from Lake Success through the B2 lots.

Thank you for your time.

Thanks

Richard Acheson

Sent from my iPad

On Sep 24, 2020, at 1:27 PM, Irene Schaefer <ISchaefer@palmcoastgov.com> wrote:

Good Afternoon Mr. Acheson:

Attached the most recent updated MPD for the Lakeside Estates project. On the prior document tract 3 was inadvertently omitted (pages 5-7). Thank you.

Sincerely,

Irene Schaefer
Administrative Manager Planning
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastconnect.com

[<image001.png>](#)

Questions or Concerns?
Register today at www.palmcoastconnect.com

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

From: Irene Schaefer

Sent: Monday, September 21, 2020 8:48 AM

To: Rick Acheson <livinginreverie4@gmail.com>

Cc: Bill Hoover <BHoover@palmcoastgov.com>; Ray Tyner
<RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>

Subject: Most recent submittal

Good Morning Acheson:

Here is the Master Planned Development Agreement draft. Thank you and as discussed the meeting will be at the Palm Coast Community Center at 5:30PM on 9 30 2020.

Thank you.

Sincerely,

Irene Schaefer
Administrative Manager Planning
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastconnect.com

[<image001.png>](#)

Questions or Concerns?

Register today at www.palmcoastconnect.com

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City of Palm Coast officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.
<Lakeview Estates MPD Agr. 9 24 2020.docx>

From: [Rick Acheson](#)
To: [Irene Schaefer](#)
Cc: [Bill Hoover](#); [Ray Tyner](#); [Jason DeLorenzo](#)
Subject: Re: Most recent submittal
Date: Friday, September 25, 2020 10:31:54 AM

I apologized, I forgot to ask about weather or not we can cut the old fairways behind our homes.

Thanks

Richard Acheson

Sent from my iPad

On Sep 24, 2020, at 1:27 PM, Irene Schaefer <ISchaefer@palmcoastgov.com> wrote:

Good Afternoon Mr. Acheson:

Attached the most recent updated MPD for the Lakeside Estates project. On the prior document tract 3 was inadvertently omitted (pages 5-7). Thank you.

Sincerely,

Irene Schaefer
Administrative Manager Planning
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastconnect.com

[<image001.png>](#)

Questions or Concerns?

Register today at www.palmcoastconnect.com

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

From: Irene Schaefer
Sent: Monday, September 21, 2020 8:48 AM
To: Rick Acheson <livinginreverie4@gmail.com>
Cc: Bill Hoover <BHoover@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Most recent submittal

Good Morning Acheson:

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Thank you.

Sincerely,

Irene Schaefer
Administrative Manager Planning
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastconnect.com

[<image001.png>](#)

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<Lakeview Estates MPD Agr. 9 24 2020.docx>

Irene Schaefer

From: Jason DeLorenzo
Sent: Friday, February 28, 2020 4:23 PM
To: bogorman4495@brighthouse.com
Cc: Irene Schaefer
Subject: RE: Matanzas Woods Golf Course Redevelopment

Mr. O'Gorman,

Thank you for your email. Unfortunately I'm unable to answer all your questions at this time. Yes, they have indicated they plan to keep the lake and per our code a minimum 150' buffer to multi-family uses is required. The only possible entrance to the property is off London. As for the grade, I do not have an answer. At this point in the process only conceptual plans are required. Site plans and engineering come later and that's when we will have more information like that. We will come out and take a look so we are familiar with the current conditions.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: bogorman4495@brighthouse.com <bogorman4495@brighthouse.com>
Sent: Friday, February 28, 2020 3:42 PM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Virginia Smith <vsmith@palmcoastgov.com>
Subject: Matanzas Woods Golf Course Redevelopment

Good afternoon,

I live at 53 Londonderry Dr.

If what I read is accurate the City sent the developer back to re-submit a plan that meets your approval in almost every area.

I commend you for your actions which protects the existing residents of the L-section! Thank you!

I do have a few questions,

The conceptual plan refers to the area behind me as exhibit B-7 (it used to be fairway and hole #5)

It looks like the existing pond will stay?

There is about a 6-8 ft rise from our property to the fairway and I wonder if they plan to grade this prior to building a townhouse with a max height of 40'?

If they put in a natural buffer that is 8' tall.....we could be looking eye level with their paved parking lot!

I do not know exactly where on this property they plan to put town houses and the impact that will have on our view of fairway 5. If you know, can you sketch it on this paper and send it back?

Do you know if they will have 1 or 2 driveways, assume on London?

I appreciate your time! I love Palm Coast as much as you do!

Robert O'Gorman

Dear

I know you can not respond. Matanzas Woods golf course. Developer plan # 4280, submitted on January 29th 2020

On page 2, Says 70 ft. Barrier. 35 feet natural barrier with 35 feet water. Palm Coast chapter 10. Environmental and cultural resource protection, the LDC, Section 3, 3.03.04. J, along with 1,2,3, Says any adjacent established development on a golf course must have 150 feet set back. J 1 states existing direct golf course views from rear yards of all existing platted lots located within any residentially zoned districts directly abutting the site shall be maintained. This plan is 80 feet short from palm coast requirements.

I have seen the plans, they presented on January 16th 2020, at 3:pm when 5 neighbors attended, a meeting with Toby Tobin, Michael D. Chiumento, Robert Dickerson, Alex Ustilovsky, Bill Hoover..What was presented to me at that time, was a 60 foot barrier being, 30 foot landscaping and then 30 foot wide water.

The plan shows commercial, on developer map as ponds filled in. There already is a natural buffer. Question then if this is approved, it's ok to allow killing wildlife? The migratory bird treaty is federal law, since 1918. Yes there are some here, that make it their winter home. Wonder how The country of Canada would feel knowing this.

The FLUM map does not allow commercial usage. If amendment is passed, to rezone as low density com-1 for 32 acres which at moment on mpd, is greenbelt. This will impact wild life, and value of homes that are adjacent to what is being proposed in my backyard. Flagler county auditor shows my home 341 feet from property to US1. Yes I'm on golf course which developer owns. Due to a state Highway US1 also has a buffer zone that must be changed if commercial which developer has submitted.

Golf course do have wells to water them. Palm Coast environmental Sec. 4.0./ 4.01.07 well abandonment says all abandoned wells must be removed properly, etc. These wells on Matanzas Woods golf course have not been used since it closed in 2007. If allowing this golf course to be developed from a greenbelt to mixed use, it's possible the aquifer can become contaminated with golf course chemicals, if excavated. The inorganic chemicals, such as arsenic, chlorinated pesticides, etc...that are used on a golf course, by the CDC, says these are toxic and harmful to human and wildlife.

The Wellfield protection zone map, under Palm Coast Environment sec. 4.0 shows as of 10/07/2008 the golf course is in a secondary protection zone.

This proposal to city of Palm Coast also has me wondering, where it states the developer wants to swap some city property. I'd like to know, why? Which area it is? and to who this benefits?

The city seems to do soil testing after they approve a plan. Now I'm wondering, why this is not done before something is approved? I also feel this soil testing should be an independent company out of Flagler county.

Palm Coast tree protection, landscaping, buffers and irrigation. Sec. 11.03.05 landscape buffers.

Why in Palm Coast Code 11.03.08.

B

1. Homeowner is responsible, not developer for care of buffer. What crap is this? Really, I must use my water, and have to prune the shrubs and trees, when I did not like what was proposed to me at meeting, which I said above. I saw many but only remember the bottle brush shrub and magnolia tree.

Thank you
Susan shiverdecker

Irene Schaefer

From: Jason DeLorenzo
Sent: Friday, February 28, 2020 11:35 AM
To: susan shiverdecker
Cc: Ray Tyner; Irene Schaefer; Tracey Doak; Bill Hoover
Subject: RE: Matanzas woods golf course.pdf

Ms. Shiverdecker,

Thank you for your email. Please consider this reply from all members of the department you contacted.

To directly answer your question, our Land Development Code (LDC) does not have a definition for line of sight. As such, it should also be noted, line of sight was not considered as a review criteria. Chapter 3 of the LDC contains the following excerpt which applies to your community:

J. Existing golf course communities. Existing golf courses communities located within the former Golf Course Community(GCC) District seeking to add residential units must comply with the standards established for the Master Planned Development District. In addition, the development shall utilize the following guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas.

1. Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.

If you read carefully, you will find 3 criteria in paragraph J1:

1. Direct golf course views from rear yards shall be maintained 2. Peripheral or side views may be impacted 3. Development may be visible

In other words, the immediate view from a rear yard with an existing direct golf course view must be maintained. However you may be able to see the new development off to the side or in the distance.

I hope this is helpful.

Sincerely,
Jason

Jason DeLorenzo
Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3746
www.palmcoastgov.com

-----Original Message-----

From: susan shiverdecker <suzieq138@me.com>
Sent: Friday, February 28, 2020 10:46 AM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>
Subject: Matanzas woods golf course.pdf

Dear Ms. Doak,
I live on fairway. I would like you to define "line of sight" for me please.

The dictionary has different meanings for this.
My line of sight might be different then say my niece (Legally blind) would be about 5 feet.
My friend, who is blind, his line of sight is zero.
My line of sight is pretty far from my property line.
The developer line of sight could be something totally different.
If you could please explain as what "line of sight" means in city of Palm Coast?
I feel this is to General when dealing with the golf course matter.
Thank you,
Susan shiverdecker

Irene Schaefer

From: Virginia Smith
Sent: Thursday, December 12, 2019 3:35 PM
To: Irene Schaefer
Cc: Ray Tyner; Bill Hoover
Subject: RE: Matanzas Golf Course - Developers Agreement

Thank you. I will send the records requested.

Virginia Smith, MMC, CP
City Clerk/Paralegal
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3709
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Irene Schaefer <ISchaefer@palmcoastgov.com>
Sent: Thursday, December 12, 2019 3:31 PM
To: Virginia Smith <vsmith@palmcoastgov.com>
Cc: Ray Tyner <RTyner@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>
Subject: FW: Matanzas Golf Course - Developers Agreement

Virginia, I believe this may be a public records request please review and advise how you wish us to proceed.

Thank you.

Sincerely,

Irene Schaefer
Planning Clerk
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastgov.com



Questions or Concerns?

Register today at www.palmcoastconnect.com



From: Bill Hoover <BHoover@palmcoastgov.com>

Sent: Thursday, December 12, 2019 3:24 PM

To: Irene Schaefer <ISchaefer@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>

Subject: FW: Matanzas Golf Course - Developers Agreement

Irene and Ray,

This sounds more like a public records request to me.

Bill Hoover, AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?

Register today at www.palmcoastconnect.com



From: Vickie Renna <rennvc@aol.com>

Sent: Thursday, December 12, 2019 3:21 PM

To: Irene Schaefer <ISchaefer@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>

Subject: Re: Matanzas Golf Course - Developers Agreement

Irene and Bill:

To say the least, the Matanzas Woods meeting last week was controversial. Will the developer be required to have another neighborhood meeting to present a revised proposed master plan? If not, what are the next development application steps and time frames?

Could you please e-mail me the complete Matanzas Woods application the developer submitted to the City of Palm Coast? I need to find out the total acreage of the golf course where development is proposed and the total number of units the developer is proposing to build, as well as other information about this proposed project.

The developer stated he was developing the American Village west off Belle Terre Parkway in the "P" Section. Do you have an exact address for this development.

I would greatly appreciate this information.

Thank You,
Vickie Renna

P.S. I am continuing to research the City of Palm Coast regulations on this project.

-----Original Message-----

From: Irene Schaefer <ISchaefer@palmcoastgov.com>

To: Vickie Renna <rennvc@aol.com>

Cc: Bill Hoover <BHoover@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>

Sent: Fri, Nov 22, 2019 2:31 pm

Subject: RE: Matanzas Golf Course - Developers Agreement

Good Afternoon Ms. Renna:

As requested attached is the Master Plan from 2007 which has expired, there is not a developers agreement. Thank you and have a nice weekend.

Sincerely,

Irene Schaefer
Planning Clerk
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3749
www.palmcoastgov.com



Questions or Concerns?

Register today at www.palmcoastconnect.com



From: Vickie Renna <rennvc@aol.com>

Sent: Friday, November 22, 2019 12:59 PM

To: Irene Schaefer <ISchaefer@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>

Subject: Matanzas Golf Course - Developers Agreement

Irene:

Thanks for emailing me the Oct. 15, 2019 letter from Attorney of Law - Chiumento Dwyer Hertel Grant, P.L. concerning his purchase of the Matanzas Golf Course. In this letter he stated that he met with various residents who live in the Matanzas golf course area in April 19 (shortly after he purchased the property). He also stated he had another meeting with local Matanzas residents, where he learn about the need for stormwater drainage.

I would like to go on the record, stating I was never notified of these two other Matanzas Golf Course neighborhood meeting as Mr. Chiumento stated in his to Ray Tyner.

However, yesterday I did receive my first (1st) letter in the mail from Mr. Chiumento informing me about another Matanzas neighborhood meeting, which is going to be held Dec. 5, 2019.

Can you please e-mail me the original Developers Agreement, (including the Master Plan), for the Matanzas Golf Course community as soon as possible. All the previous information you e-mailed me did not include the older previously developed Matanzas Golf Course community.

Thank You
Vickie Renna

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City of Palm Coast officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

Irene Schaefer

From: Bill Hoover
Sent: Monday, June 15, 2020 8:44 AM
To: Vickie Renna
Cc: Irene Schaefer
Subject: RE: Matanzas Golf Course MPD - Staff Revisions

Vickie,

I just wanted to let you know I expect to be on vacation the first half of July but will be back in time for the July 15 Planning Board. I copied Administrative Manager Irene Schaefer so she can advise you if anything significant happens while I am out.

Bill Hoover, AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?
Register today at www.palmcoastconnect.com



From: Vickie Renna <rennvc@aol.com>
Sent: Monday, June 15, 2020 8:15 AM
To: Bill Hoover <BHoover@palmcoastgov.com>
Subject: Re: Matanzas Golf Course MPD - Staff Revisions

Bill:

I am not surprised by this developer response and his strategy to try to get on the P&Z agenda as soon as possible after the City's initial public opening. He is trying to make as much money on this project as he can, for as little initially invest as he can, even if it's at other people's expense.

With this new submittal, I do not believe the developer has addressed the proposed max. density. If he wants to develop 301 units on the old golf course, as he originally proposed, then he will Need to submit an Comp Plan Amendment for the entire golf course, due to the underlying land use and LDR requirements. Per the City's code net density (total acreage minus wetlands) determines the max allowed density.

May major concern is **public input** at the P&Z meeting considering the second coronavirus pandemic wave and the quickly approaching peak of the hurricane season (late Aug). Since this project is **so controversial**, I personally think the City should hold off on this public hearing until after the peak of the hurricane season.

Please let me know when this Project will be scheduled for the P&Z public hearing, as soon as you know. I know many of the neighbors want to make public comments, whether it means calling into the Public Hearing or not.

Thanks for the update.

Vickie

-----Original Message-----

From: Bill Hoover <BHoover@palmcoastgov.com>
To: Vickie Renna <rennvc@aol.com>
Cc: Irene Schaefer <ISchaefer@palmcoastgov.com>
Sent: Fri, Jun 12, 2020 5:06 pm
Subject: RE: Matanzas Golf Course MPD - Staff Revisions

Vicki,

The developer has no required time frame to respond and from what I have heard verbally from City management is that the developer does not agree with the City's response and wants to go through the public hearing process and demonstrate why it should be approved as submitted. They have requested to be on the July 15th Planning Board and City management is reviewing that request and the logistics of doing so.

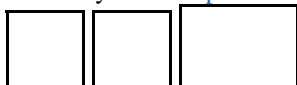
That is all I really know. I hope you have a safe and enjoyable weekend.

Bill Hoover, AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?

Register today at www.palmcoastconnect.com



From: Vickie Renna <rennvc@aol.com>
Sent: Friday, June 12, 2020 4:58 PM
To: Bill Hoover <BHoover@palmcoastgov.com>
Subject: Re: Matanzas Golf Course MPD - Staff Revisions

Bill:

Thanks. How long does the developer have to respond to your comments?

Do you have a feel of when this may go to the public hearing?

Have a good weekend.

Vickie

-----Original Message-----

From: Bill Hoover <BHoover@palmcoastgov.com>
To: V. Renna <rennvc@aol.com>

Cc: Irene Schaefer <ISchaefer@palmcoastgov.com>
Sent: Fri, Jun 12, 2020 4:52 pm
Subject: FW: Matanzas Golf Course MPD - Staff Revisions

Vicki,

Here you go per Irene's request.

Bill Hoover,AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?

Register today at www.palmcoastconnect.com



From: Bill Hoover
Sent: Tuesday, May 19, 2020 4:34 PM
To: Michael Chiumento III <michael3@legalteamforlife.com>; alexustilovsky@gmail.com
Cc: Ray Tyner <RTyner@palmcoastgov.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Irene Schaefer <ISchaefer@palmcoastgov.com>; 'Robert E. Dickinson' <dickinsonci@aol.com>
Subject: Matanzas Golf Course MPD - Staff Revisions

Michael and Alex,

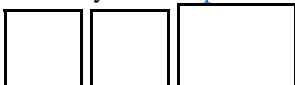
Attached are staff's comments to your most recent submittal. If you have any questions feel welcome to contact us.

Bill Hoover,AICP
Senior Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3744
www.palmcoastgov.com



Questions or Concerns?

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officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City of Palm Coast officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

February 26, 2020

Vickie Renna
225 London Dr.
Palm Coast, Fl. 32137

Bill Hoover, AICP, Sr. Planner
City of Palm Coast, Planning and Zoning Department
160 Lake Ave.
Palm Coast, Fl. 32164

Re: Matanzas Woods Golf Course proposed additions

Dear Mr Hoover:

As mentioned in our conversation last week despite the recent comments made by the City staff (dated Feb. 20, 2010 (thru Flaglerlive) I still have some addition issues with the developers proposed project.

I will begin with a short synopsis of the Matanzas Woods subdivision's long history to establish an understanding between development planning patterns and philosophies during different time periods.

- ITT Community Development Corporation (CDC) was the original developer of Palm Coast during the 1960's and early 1970s (pre-Development of Regional Impact (DRI) requirements).
- Flagler County adopted their subdivisions in around 1970 - 71.
- Matanzas Woods, Lakeview, Sec. 37 lots were platted in 1972.
- Prior to the 1974 Agreement, early planning studies used the fundamental DRI project principals to establish the development program and the community character. The design objective was to **cluster residential development into concentrated cores**, by which residents **could enjoy existing isolated landscape features**, while preserving **the integrity of the natural systems**.
- Following the preliminary planning studies a formal Comprehensive Land Use Plan was submitted to Flagler County (per the 1974 Agreement).
- Through the 1977 Agreement, approximately 46,500 quarter-acres lots were vested on approximately 19,000 acres of land in Flagler County.

Although the planning philosophies, have changed over time and under the influence of different government jurisdictions, because the Matanzas Woods Golf Course Community (Matanzas Woods subdivision)) lots were platted and sold shortly after the preliminary planning studies were created, the subdivision design was implemented through the plating of the lots in 1972. The Matanzas Woods subdivision was originally designed with a long spacious entrance way leading the visitor to the main focal point — the Matanzas Woods Golf Club House. The **residential lots** were either **clustered** around the clubhouse, the surrounding golf greens, the adjacent to park lands and/or along perimeter ecological corridors (golf course reserve). Most of the lots provided views to either the golf course, lakes, or parklands or the wooded golf course reserve. The Matanzas Woods subdivision **formed a concentrated cohesive golf course subdivision community located** on the out skirts of the central business district located on Palm Coast Parkway. The residents of the Matanzas Woods subdivision purchased these lots (invested their time, money and continue to pay their taxes), based on the original planning concepts and design layout and because this subdivision provided a peaceful, quiet, comfortable, protected, scenic and environmentally friendly place to live.

Most of the platted lots in the Matanzas Woods subdivision's lots were platted as 10,000 sq./ft. acre lots (80 width x 125 length). Although these lots sizes may seem to be large according to today's planning / economic trends (with the introduction of 50 ft. wide lots), at the time the subdivision lots were originally

platted, these lots were considered standard. When people bought their lots in the Matanzas Woods subdivision, they bought here because of the original subdivision design, the amenities, including the ecological characteristics. In directly, the residents have already paid for the open space Matanzas Woods subdivision provides, by purchasing of their lots in this neighborhood.

In fact, according to the Palm Coast Restrictive Covenants and Easements (and amendment) no lot should have a lot area less than 8,000 sq./ft, except for lots platted in Sections 14-16 where dwelling units can be built on lots less 7,500 sq./ft. In addition, multi family units allowed in Section 37 and 39 could only have a maximum of 6 units / acre. Please see Exhibit A for additional information.

Over the years the underlining zoning and the planning concepts have changed with the introduction of mixed uses in every neighborhood and smaller lot sizes. The mixed use concept does not work in every neighborhood and if the location and layout of the proposed mixed uses are not planned correctly, it can slowing degrade various sections of an other wise cohesive residential neighborhood. With the introduction of smaller lots sizes means twice as many people in a smaller area with the increase of traffic, noise and congestion, for which the subdivision was never originally designed to accommodate. The original Matanzas Woods golf course subdivision (as well as the entire Palm Coast development) was designed as an integrated system of land use and development patterns, infrastructure and various forms of open space. The development systems are designed to complement one another (like cogs in a wheel). When you add or change the original planning concept and development pattern one needs to off set the new proposed impacts. I do not know if the City staff considered these circumstances when it incorporated and created it's first Comprehensive Plan and Land Development Code (LDC).

City of Palm Coast Standards

Today, according to the adopted City of Palm Coast Comprehensive Future Land Use Plan (FLUP) the Matanzas Woods subdivision is designated as "Greenbelt," which allows zoning districts EST-1, EST-2, AGR, P&G, PSP, PRS and MPD. These zoning districts generally allows a maximum of 1 unit per acre.

As of Nov. 16, 2008 the adopted internet Zoning Map, shows the Matanzas Woods subdivision, as shown on the internet map with a hatching symbol, indicating former zoning districts (prior to Nov. 16, 2008). According to the Land Development Code (LDC), Chapter 3, Sec. 3.01.02, B. the Master Planned Development (MPD) zoning district replaces the mixed use zoning districts, such as: Village Center (VGC-1.VGC-2), Golf Course Community (GCC), Planned Unit Development (PUD) and Planned Rural Development (PRD).

Per Land Development Code (LDC) Chapter 3, Sec. 3.03.01 C; Master Planned Development (MPD) zoning district allows for a "variety of land uses". These districts are intended to "utilize cohesive architectural themes, provide pedestrian accessibility, promote flexibility and creative land use planning and design". According to LDC Chapter 3, Sec 3.03.04 for MDP rezoning to "*produce a functional enduring and desirable environment with no significant adverse impacts to adjacent properties*". The proposed Matanzas Woods Golf Course first application did not propose any creative land use planning and did not propose an environmental friendly additions to the existing subdivision.

Matanzas Woods Reserve - Greenbelt Area

The classic planning definition for "greenbelt" is an elongated linear strip of land left in its natural state, which provides a transition from one development area to another, in an effort to protect the integrity of both developments. People who purchased lots along the North side of London Drive, adjacent to the Matanzas Woods Golf Course Reserve, purchased these lots in this location because its private and it provided extended views into the woodland areas. The Matanzas Woods Golf Course Reserve functions as an ecological corridor for wildlife. Wild deer, black bears, bob cats, quail, turkey, turtles have all been

spotted in this area. The City's MPD supports the preservation of these areas, as stated further below:

- The LDC Section 3.03.04.,A.,#2., states, "Encourages the long term protection and preservation of the natural resources and natural features of a significant quantity and or quality, where such benefits would other wise be unfeasible or unlikely".
- The LDC Section 3.03.04.,B.,#6. states, "Preserve to the greatest extent feasible environmental assets and the natural amenities".
- The LDC Section 3.03.04.,B.,I. - Open Space states, "A MPD shall give priority to the preservation and the interconnection of wildlife corridors and wildlife preservation areas".
- The LDC Section 3.03.04.,B., G. #2 states "increased setbacks from the perimeter line may be imposed to protect privacy and amenities of the adjacent land uses".

Furthermore the Future Land Use Element of the adopted Comprehensive Plan, further states:

- Goal 1.1 - "Preserve the character of residential communities, protect open space and environmental resources". As stated in the findings section, it states, "It's paramount to protect the City's environmental resources".
- Policy 1.1.4.4.3 - "The greenbelt land use designation shall be used to protect natural resources and prevent urban sprawl".

Because of the above listed reasons, I am requesting the developer maintain a minimum 50 ft. natural vegetative buffer from the edge of the rear property lines (along London Drive (north side)) to the boundary of the new proposed new lots. I have spoken to the developer about this request previously; however, I have not seen this designated on the conceptual Master Plan Map yet.

MPD Proposed Incompatible Land Use

Per the proposed developers MPD Agreement, as submitted to the City of Palm Coast on Jan. 29, 2020, for Matanzas Golf Course, the developer is introduction a new use — *private self-storage* into Tract 1 (located behind the old golf course clubhouse running parallel to London Dr.) The introduction of *private self storage* is not a compatible use in this particular location. Mini-private storage facility is a use that should serve several neighborhoods vs one cohesive residential golf course community and this use should be easily accessible from several road ways.

In addition, a mini-storage facility is already being built at the intersection of Matanzas Woods Parkway and Old Kings Road, (across the street (north side) from the Matanzas High School) which is in close proximity to the Matanzas Woods subdivision, approximately one-fifth (1/5) of a mile. Because of these reasons, there isn't a need for an additional min-private storage facility in this subdivision.

Approximately one-third of the Matanzas Woods subdivision residents are age 55 or older. Introducing too many different land uses in the wrong location can lead to unnecessary confusion and disorientation, which will probably lead to unnecessary traffic accidents.

MDP Proposed Incompatible Density and Intensity and Lot Sizes

As previously stated, originally Matanzas Woods subdivision was designed so the Matanzas Woods Golf Course Reserve would provide a buffer ("greenbelt") between the vacant lands to the North and the 10,000 sq./ft residential lots located on the North side of London Drive. The lot size standards in the Matanzas Woods residential community are 10,000 sq./Ft. (80 w X 125 L) and the set backs are 25 Ft.

front, 10 Ft. side and 20 Ft. rear.

This subdivision design follows standard planning practices of transitioning the existing lots from the vacant lands located to the North.

In an effort to maintain the integrity of the original platted subdivision and to provide a transition from the vacant land to the North, the proposed residential lots should be similar in size. Per the City's LDC residential lot standard, SFR-3 is the closest to the original lot sizes and configuration. Please see the table below, which compares the various lot sizes.

City of Palm Coast - Lot Sizes

Standard	SFR-1	SFR-2	SFR-3
Min. Lot Size	6,000 sq. / ft	7,500 sq./ ft	10,000 sq./ft
Min. lot Width	50 ft	60 ft	80 ft
Min Lot Front Yard Setback	20 ft	20 ft	25 ft
Min. Lot Side Yard Setback - Interior	5 ft	7.5 ft	7.5 ft
Min. Lot Side Yard Setback - Street	15 ft	15 ft.	20 ft.
Min. Rear Yard Setback	10 ft	6.5 ft	10 ft.

Per the developers latest submittal for Matanzas Woods Golf Course - MP - Exhibit "B-1" (dated Jan. 20, 2020) the lots in Tract 1 should be laid out so they are compatible the rest of the subdivision (as it was originally planned), not "squeezed" into a small area. Please consider reducing the lot size and quantity in Tract 1.

The City's LDC, Sec. 3.03.04. F. 1. address lot compatibility standards, in addition to the original Palm Coast Restrictive Covenants and Easements. This allows the reviewing planning staff members some flexibility in negotiating with the developer.

Elongated Retention Ponds located on either side on North London Drive

Several elongated retention ponds are located on either side of the North London Drive. These types of retention ponds during the wet rainy season are breeding grounds for mosquitos that can carry diseases. Some of these mosquitos may carry the West Nile The West Nile mosquito bits cause inflammation of the brain that cause head injury, bacterial or viral infections. In recent years mosquito born viruses have cause a problem and forces the governmental agency to spray mosquito repellent. Too much mosquito repellent can also cause health problems. Please ask your Engineering Department and the Health Department to review the retention pond design and location to address these concerns. In my opinion, it is better to have a couple of centrally located ponds that are well aerated with a fountain (make the retention ponds a design feature) than it is to have several scattered retention ponds containing standing water.

Transportation Impacts - Lakeview BLVD. and Matanzas Woods Parkway

With 150 additional residential homes proposed in Tract 1, this put additional stress on Lakeview Blvd., a local collector road (per adopted 2-9-2010 - Functional Classification Map CP-2.2), not originally designed to accommodate this additional traffic. Matanzas Woods Parkway (as of March 2010) is already moderately congested (C+D) according to the March 2010 Existing Congestion levels map (CP-2.5) and all the Matanzas Woods residential traffic flows on to Matanzas Woods Parkway. What is

the developer proposing to mitigate these impacts?

Proposed Construction Impacts to the Existing Matanzas Woods Golf Course Community

Since the majority of Matanzas Woods subdivision is existing the proposed negative impacts of developing on an existing community are tremendous. First where will all the construction vehicles (site graders, dump trucks, concrete trucks, etc...) access the proposed development site from Lakeview Blvd.? Won't this degrade the surface of the road way? Who will be paying for the Lakeview Blvd road improvements after the main construction work is completed? Has anyone considered all the pounding noises, dust, construction traffic that will impact the daily lives of the residents in the Matanzas Woods subdivision? If not, the developer needs to address.

Your consideration and implementation of these issues is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Vickie Renna". The signature is fluid and cursive, with the first name "Vickie" and last name "Renna" clearly distinguishable.

Vickie Renna

cc: Jason DeLorenzo, Chief Development Officer
Ray Tyner, Deputy Chief Development Officer

EXHIBIT A

CUSTOMER'S COPY

PALM COAST — SECTION 37

**Restrictive Covenants and Easements
Articles of Incorporation of
Lakeview Community Association, Inc.**



Restrictive Covenants and Easements

AMENDMENT TO RESTRICTIVE COVENANTS AND EASEMENTS

THIS AMENDMENT TO RESTRICTIVE COVENANTS AND EASEMENTS made this 2nd day of April, 1979, by ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation, hereinafter referred to as "Company".

WHEREAS, the Company is the Owner of more than Fifty (50%) Percent of the lands in each subdivision section located in Flagler County, Florida, said subdivision sections being described in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Company originally caused to be filed and recorded in the official records of Flagler County, Florida, as described in Schedule "B" attached hereto, Restrictive Covenants and Easements setting forth uniform covenants and general development requirements as covenants running with the land; and

WHEREAS, said Restrictive Covenants and Easements have been amended by Amendments recorded in the Public Records of Flagler County, Florida; and

WHEREAS, said Restrictive Covenants and Easements provide for and specifically reserve the right to the Company to amend said Restrictive Covenants and Easements so long as it is the owner of more than fifty (50%) percent of property; and

WHEREAS, the Company desires to further amend said Restrictive Covenants and Easements to provide for the preservation of the values and amenities thus established or to be established in the PALM COAST COMMUNITY.

NOW, THEREFORE, the Company hereby amends the Restrictive Covenants and Easements, and the aforesaid Amendment thereto, and hereby declares that the real property described in Schedule "A" attached hereto (excluding the reserve parcels) shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, reservations, and liens hereinafter set forth.

1. DEFINITIONS

The following words and phrases when used in this Amendment to Restrictive Covenants and Easements (unless the context shall prohibit) shall have the following meanings:

(a) "Architectural Review Committee" or "Committee" shall mean a committee appointed by the Company pursuant to paragraph 5 herein.

(b) "Company" means ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation, its designee, successors and assigns.

(c) "Dwelling Unit" means a residential unit of Palm Coast Community intended as an abode for one family and includes a single-family residence constructed on a Lot, an apartment contained in a duplex or other multi-unit building and which may be subject to the condominium form of ownership, and owned as fee-simple, or contained within a rental or cooperatively owned residential property.

(d) "Front Yard Area" means the yard area of an Improved Lot from the rear building wall and a line extension thereof to the side Lot lines to the pavement line of the street in front of the Improved Lot.

(e) "Improved Lot" means any Lot upon which a Dwelling Unit or a Multi-Unit Structure has been constructed.

(f) "Lot" means any parcel of land shown upon the recorded subdivision maps of the real property described in Schedule "A" attached hereto with the exception of the Reserved Parcels as heretofore defined.

The Architectural Review Committee shall be composed of not less than three (3) nor more than seven (7) persons. The members of the Committee shall be appointed by the Company, its successors or assigns. The membership, rules of procedure and duties of the Committee shall be prescribed by and, from time to time, changed or modified by the Company. If and when the Company deems the circumstances appropriate, the Company, in its sole discretion, may assign the rights, duties, and functions of the Architectural Review Committee to the Association described in Paragraph 12 herein or may in its sole discretion assign the rights, duties, and functions of the Committee for each section to any Property Owners' Association formed for a particular section or sections. From and after the date of any such assignment or assignments, the Company shall be relieved of any further duties or obligations concerning the Committee to the extent of the assignment. The Association or Associations receiving the assignment shall, in the manner authorized, then appoint the membership of the Architectural Review Committee which shall assume the duties and perform the functions as set forth in this Declaration.

The Architectural Review Committee shall indicate its disapproval of the matters required herein to be acted upon by them, by a written instrument filed with the Company and served personally or by mail upon interested parties, identifying the proposed building or structure and the reasons for such disapproval. If the Architectural Review Committee fails or refuses to approve or disapprove the aforesaid matters within forty-five (45) days after the application or request for action is properly received and after a floor plan, elevation, site clearing plan and abbreviated specification (including exterior material and colors) have been certified as received by the Committee, then it shall be presumed, as to all owners and interested persons, that the plans as submitted have been approved by the Architectural Review Committee.

6. LOT AREA AND WIDTH: SET BACK: SIZE OF BUILDING:

(a) No Dwelling Unit shall be built on a Lot having an area less than 8,000 square feet, except on those Lots in Sections 14-16 as platted, where a Dwelling Unit may be built on a Lot having an area less than 7,500 square feet.

(b) For all residential Lots having full frontage on a street, no part of any Dwelling Unit, except as otherwise allowed, shall be located nearer than: 25 feet to the front Lot line; (a front Lot Line shall mean that front set back line facing the front of any Dwelling Unit) 25 feet to the side of a corner Lot, 7 ½ feet to the side Lot line and 20 feet from the rear Lot line except that the roof line overhang of the primary residential Dwelling Unit may be constructed or extended to within 5 feet of the side Lot line. The water side Lot line for a waterfront Lot shall be a minimum of 15 feet.

(c) For all residential Lots having an access way to a street, but for which the major portion of the Lot is separated from the street by an intervening Lot or Lots, no part of any Dwelling Unit, except as otherwise allowed by the Architectural Review Committee, shall be located nearer than (1) 20 feet from the rear Lot line of the intervening Lot or Lots; (2) 20 feet from its own rear Lot line and (3) 7 ½ feet from the Lot lines not covered by C(1) and (2) herein.

(d) In no event shall any part of any Dwelling Unit, except as otherwise allowed, be located closer than 25 feet from any road right-of-way line.

(e) The living area of a single-family residence, exclusive of open porches, screened-in patios and garages shall not be less than twelve hundred (1,200) square feet. Each Dwelling Unit in a Multi-Unit Structure shall have a minimum living area of one thousand (1,000) square feet; providing, however, on the Multi-Family lots which permit only one building per lot, the Dwelling Units may be averaged to arrive at the one thousand (1,000) square feet.

The method of determining the square foot area of proposed buildings and structures or additions and enlargements thereto shall be to multiply the outside horizontal dimensions of the building or structure of each floor level. Garages, roofed-screen porches and the like, shall not be taken into account in calculating the minimum square foot areas as required by this Restrictive Covenant.

7. PALM COAST COMMUNITY SUBDIVISION

In order to maintain the standards of the Palm Coast Community Subdivision, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot owned by a Lot Owner, and no refuse pile or other unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. The property, buildings, improvements, appurtenances and lawns shall be kept in good, safe, clean, neat and attractive condition, and all buildings and structures shall be maintained in a finished, painted and attractive condition. In the event the Lot Owner fails to keep the Lot and the improvements thereon in said condition, the Company, its successors or assigns, shall have the right (but not the obligation) to mail a thirty (30) day written notice by certified or registered mail to the property address or the last known address of the Lot Owner, advising the Lot Owner of failure to comply with the above provisions. Failure of the Lot Owner to correct the violation(s) within thirty (30) days of mailing of said notice shall give the Company, its successors or assigns the right (but not the obligation) to enter upon the premises and correct the violation(s), and such entry shall not be deemed a trespass. The Company, its successors or assigns shall have the further right to assess the Lot Owner for the full cost of any services performed pursuant to this paragraph.

(g) Unless prior written approval has been obtained from the Architectural Review Committee, no electronic or other antenna may be erected or maintained anywhere upon any of the Lots; provided, however, one (1) television antenna (excluding towers) may be erected on any Improved Lot, if it does not project more than ten (10) feet above the highest point of the roof of the building.

(h) No oil drilling, oil development operations, oil refining, quarrying, natural gas or mining operations of any kind shall be permitted upon or in any Lot. In order to minimize the removal of ground and surface water in any appreciable quantities and avoid unnecessary salt water intrusion or diminution or material alteration of the aquifer, the construction and/or use of individual wells for any purpose by Lot Owners is prohibited, unless written permission is given by the Architectural Review Committee. In order to reduce the dissolution of nitrogen into the ground and surface waters in amount injurious to the environment, only fertilizers which are capable of releasing nutrients, especially nitrogen, at a controlled rate, such as organic fertilizer are permissible.

(i) Swimming pools, including the deck area, patios or sun decks, must be approved in writing by the Architectural Review Committee, shall not be constructed closer than 10 feet from the rear or side Lot lines, unless enclosed by screening or other type of enclosure, in which event the same shall not be constructed closer than 20 feet from the rear and 7½ feet from the side Lot lines.

(j) No livestock, fish, poultry, or animals of any kind or size shall be raised, kept or bred on any Lot or Dwelling Unit; provided, however, that a maximum of two (2) dogs, cats or other domesticated household pets may be raised and kept provided such pets are not kept, bred or maintained for any commercial purpose.

(k) No fence, wall or hedge shall be erected or maintained on any Lot unless approved in writing by the Architectural Review Committee as to the location, material, height and color.

(l) No Lot Owner shall remove any live tree with a trunk of four (4) inches or more in diameter (as measured one (1) foot from ground level) without the prior written consent of the Architectural Review Committee.

(m) In order to preserve and maintain proper drainage in the Palm Coast Community, no changes in grades or elevations of any Improved Lot (including the Swale Areas) shall be made without the prior written approval of the Architectural Review Committee.

(n) The Lot Owner shall maintain the drainage swales within or adjacent to the Lot. The location of culverts and their invert grades, width and depth shall be that which is from time to time established by the Architectural Review Committee. The Lot Owner shall provide the Architectural Review Committee with two sets of as-built drawings which set forth location of invert, grade, width and depth. No driveway shall be constructed, maintained, altered or permitted to exist on any Lot if, in the opinion of the Committee, it obstructs, would obstruct or otherwise impedes the flow of surface drainage.

(o) The Lot Owner shall not place any items, objects or shrubs in or on any road right-of-way without the Committee's prior written approval.

4. MULTI-UNIT STRUCTURES

The Lots designated in the Restrictive Covenants and Easements described in Exhibit "B" attached hereto and made a part hereof are hereby declared to be Multi-Family Lots and two Dwelling Units may be permitted in one building on each Lot. In Sections 3, 7, 9 through 35 inclusive, 37 and 39, a maximum of six Dwelling Units may be constructed (to be constructed at one time) on two contiguous Lots and in Sections 57-60 and 63-65, a maximum of four Dwelling Units may be constructed on two contiguous Lots.

In the event that Multi-Family Units are constructed on a Lot or contiguous Lots, a minimum of one and one-half parking places shall be provided for each Dwelling Unit.

5. ARCHITECTURAL REVIEW COMMITTEE

No structure or use described herein shall be erected, placed, altered, or permitted to remain on any Lot unless the Owner has submitted a proposal for the intended improvements, (including total available square footage), all exterior elevations, a proposed site plan, a landscaping plan, abbreviated specifications and such plans and specifications have been reviewed and approved by the Architectural Review Committee, as hereinafter provided. The Architectural Review Committee shall review the proposed submission (including building plans and specifications for same) as to the type and quality of materials, harmony of the external design and location of the building or structure with existing buildings or structures, location of the building or structure with respect to topography, trees, vegetation and the finished grade elevation of the Lot and floor slab, exterior color(s) of any building or structure, and any other relevant considerations which are based on acceptable standards of planning, zoning, and construction, including considerations based on aesthetic factors. Upon completion of the proposed improvements, an "as built" survey showing the finished floor and grade elevation and location of all improvements shall be filed with the Architectural Review Committee.

September 17, 2020

Vickie Renna
225 London Drive
Palm Coast, Fl. 32137

City of Palm Coast Planning and Land Development (P&LD) Board Members
c/o Irene Schaefer, Administrative Planning Manager
160 Lake Avenue
Palm Coast, Fl. 32164

Re: Matanzas Woods old Golf Course Community proposed Redevelopment

Dear P&LD Board Members:

We are certainly dealing with unprecedented times, due to the coronavirus out break and I know that it has been a while since the board members formally met to discuss major land development issues this year.

I think you will find that the redevelopment of the Matanzas Wood old Golf Course (now called "Lakeview Estates") will prove to be very controversial because there are many issues associated with the proposed development changes.

To understand the major controversial issues with the developer's proposed redevelopment proposal, one must understand the original existing land plan design for the Matanzas Woods subdivision.

The Matanzas Woods subdivision was originally designed with one major access way - Lakeview Blvd that provided a long spacious entrance way leading into this neighborhood. At the end of this boulevard, was the main focal point of the golf course, Matanzas Woods Golf club house. The residential lots were designed to **cluster around** either side of the **clubhouse**, or the surrounding **golf greens**, or the **park lands** and/or along perimeter **ecological corridors** (golf course reserve). Most of these lots were platted in the early 1970s. In addition, most of the lots provided views to either the golf course, or the lakes, or the parklands, or the wooded golf course reserve area. The Matanzas Woods subdivision formed a **cohesive** golf course subdivision community. This neighborhood area has an open suburban development style, which appropriately located on the out skirts of town. The residents of the Matanzas Woods subdivision purchased these lots based on the original platted subdivision design, in this location, because they choose to live the suburban life style in a protected, quiet, peaceful, scenic and environmentally friendly neighborhood.

Ingress and egress into this Matanzas Woods neighborhood is provided through Matanzas Woods Parkway, which then connects to the central major access way - Lakeview Blvd. Lakeview Blvd dead ends and then connects to London Drive. London Drive loops around and connects to Londonderry Drive, which provides the second major ingress and egress access way into the Matanzas Woods neighborhood. In essences, the Matanzas Woods subdivision has limited access.

The proposed Matanzas Woods development Master Plan Development (MPD), is basically inconsistent with the City's adopted Land Development Code and Comprehensive Plan because MDP is proposing to:

- Concentrate small (50 ft. wide) "cookie cutter" residential lots (as originally proposed on the MPD, in Tracts 1 and 3) to be sequentially and continually lined up all along Lakeview Blvd for approximately half-a-mile (1/2 mile) ! This does not meet the intent of the LDC Chapter 3, Sec. 3.03.01. C. because developer is not promoting creative land planning design and the developer

is not trying to maintain the character of the existing spacious, open suburban Matanzas Woods neighborhood. In addition, the proposed development is not meeting the intent of the City's LDC 3.03.04. A and B - Intent and numbers 1 and 2.

- Furthermore, the visual impacts of the continuous 50 ft wide lots lined up continuously, (containing homes that only allows 7.5 ft side set back) for 1/2 a mile, will visually give the appearance of a solid walled development, as people drive by in their cars. In short, the developer is proposing an **urban** development style, that is **not compatible** with the **existing** open, **spacious suburban** Matanzas Woods neighborhood. The proposed development design does not meet the intent of the Future Land Use (FLU) Comprehensive Plan, Goal 1.1, which generally states, *"Preserve the character of the residential communities and their open space and environmental resources"*. And the Goal's finding stating, *"Areas already platted and developed exclusively in a suburban pattern are considered desirable by the citizens of the City and are worth protecting"*.
- Replaces three-dimensional (3-D) open, spacious residential golf course view sheds with two-dimensional (2-D) views of either linear vegetative screens, or linear retention ponds, or concentrated linear rows of "cookie cutter" 50 ft. wide lots all lined up like ducks in a row. This proposed design does not meet the intent of protecting the residents 3-D view shed, as required by LDC Chapter 3, per Sec. 3.03.04., J., 1. & 2.
- Eliminates approximately **120 acres** of Golf Course Recreation and Park Open Space from the City's Recreation and Park's Comprehensive Plan inventory and Parkland Map CP-4.1. (per March 2010 draft). This does not meet the intent of the LDC Sec. 3.03.04. - Open Space and 3.03.04. I. 1. nor, FLU policy 1.1.4.3. and the intent of many of the Recreation and Parks goals, objectives and policies.
- The lot sizes in the existing Matanzas Woods subdivision are 80 x 125, which is more compatible with the zoning district SFR-3 lot dimensions **vs** what the developer is proposing, which is smaller lot sizes, per LDC zoning district SFR-1 or SFR-2 standards. The developer's proposed lot sizes are not compatible with the existing neighborhood's original design layout; therefore, this does not meet the LDC intent, as stated in LDC 3.03.04. F. - Compatibility Standards # 1.
- Introduces an incompatible commercial land use ("private" self-storage) adjacent to residential uses on Lakeview Blvd. This proposed commercial use is shown on MDP map in Tract 1. Mini-private storage facility is a commercial use that should not be located on a dead end road (i.e., Lakeview Blvd.) and should have access from several collector roads and serve several neighborhoods **vs** one neighborhood on a dead end road.

It should be noted, that a storage facility was recently built at the intersection of Matanzas Woods Parkway and Old Kings Road, in close proximity to the Matanzas High School, which is located approximately one-fifth (1/5) of a mile away. Because of these reasons, there isn't a need for another storage facilities in this subdivision.

- Does not set-a-side a contiguous ecological corridor along the City's drainage water way and barely preserves the wetlands, as shown in Tract 1 on the MDP map. This does not meet the intent of LDC Chapter 3, Sections 3.03.04.A., #2 and 3.03.04., B., #1 as well as, the Future Land Use Goal 1.1.

The Matanzas Woods Golf Course Reserve functions as an ecological corridor for wildlife. Wild deer, black bears, bob cats, quail, turkey, turtles as well as, other wildlife have all been spotted in the old golf course reserve area.

Other proposed development concerns:

- Increase traffic congestion at key locations along the major access roads (i.e., Lakeview Blvd and Londonderry Drive) which will negatively impact the entire subdivision. There is a potential for at least 281 additional residential units on Lakeview Blvd alone and ... units on Londonderry Drive.
- Will increase drainage run-off velocities during major intense storm events due to the concentrated density of many 50 ft. wide lots located all along the primary access roads. The proposed small lots will not provide enough surface land area for the water to percolate into the ground fast enough, during these intense storm events.
- With the Introduction of many un-aerated retention ponds, this will eventually lead to many mosquito problems, such as, but not limited to, west Nile disease. This problem if untreated it can become a health hazard. In recent years mosquito born viruses have caused problems forcing governmental agencies to spray mosquito repellent. Too much mosquito repellent can, also cause health problems.

Missing information from the MPD Application

The developers agent has submitted a general MPD map bubble diagram of the proposed development and general MPD text language which is missing pertinent basic planning and land development information, necessary to full evaluate the MPD application. This MPD application is missing the following basic information:

- The total residential land use and wetland acreage quantities for each Tract identified on the proposed MDP map. This information is very important in determining the net density of not only the residential tracts; but, in determining the required LOS recreation and park acreage.
- In a recent draft of the MPD text (March 2020), non-committal languages states, "Private" amenities "may" include, a clubhouse, pool, activity room and or hiking trail. The developer should be required to list at least some of the major recreational amenities.
- The developers agent has not stated whether the developer intends on building a "gated" community, or not.
- The maximum height of the buildings and architectural styles has not been identified in the MPD application package.

Missing government LOS and Concurrency standards for major Redevelopment projects

- Creates "private" recreational opportunities strictly set-a-side for only the new residents' and does not attempt to provide, or replace the loss of the centralized **recreational open space** for the **existing** residents. This does not meet the intent of the LDC Chapter 3, Sec. 3.03.04., I., 1.
- The developer will be **utilizing** the City's **existing infrastructure** (paved roadways, potable water and sewer lines, drainage ditches); but, the developer does not address how he intends to pay his "fair share" to use the existing infrastructure facilities. There will be impacts to the existing infrastructure facilities no matter whether the state requires the developer to address this issue, or not. Perhaps the City should consider adopting LOS standards for major redevelopment projects.

Conclusion

Hopefully, I have explained, why the Matanzas Woods Old Golf Course Community was designed, and subdivided the way it was.

The City's Land Development Code was written after Matanzas Woods was platted in the early 1970s. But, Land Development Codes can be interpreted many different ways.

Make no mistake, the developer for the "American Village" in Palm Coast is proposing the same type of concentrated, visually closed, urban development style for the Matanzas Woods neighborhood. This proposed urban development style is totally opposite to the existing open, spacious, suburban character of this neighborhood. Simply put, the proposed concentrated, urban development style is not compatible with the **existing** open, spacious and visually interconnected Matanzas Woods neighborhood.

Sometimes, the wrong development is proposed in the wrong location, and such is the case with this particular redevelopment proposal, as submitted for Matanzas Woods neighborhood dated March 2020.

The Matanzas Woods neighborhood community needs a developer who understands and appreciates the existing subdivision design and who is willing to create a redevelopment plan that will enhance this neighborhood, not undermine this neighborhood.

I certainly hope you take my comments seriously: especially since, I a vested interest in this neighborhood for approximately 20 years.

Sincerely,



Vickie Renna

Cc: Irene Schaefer, Administrative Planning Manager

Sandra Shanks, City of Palm Coast P&LD Board Member
Clint Smith, City of Palm Coast P&LD Board Member
Jake Scully, City of Palm Coast P&LD Board Member
Charles Lemon, City of Palm Coast P&LD Board Member
Robert DeMaria, City of Palm Coast P&LD Board Member
James Albano, City of Palm Coast P&LD Board Member
Sybil Dodson-Lucas, City of Palm Coast P&LD Board Member
Patty Bott, School Board P&LD Board Representative
Suzanne Nicholson, Alternate P&LD Board Member
Hung Hilton, Alternate P&LD Board Member

Irene Schaefer

From: Vicky Winger <vbcarroll@fedex.com>
Sent: Tuesday, January 7, 2020 9:54 AM
To: Milissa Holland; Jack D. Howell; Robert G. Cuff; Eddie Branquinho; Nick Klufas; Ray Tyner; Jason DeLorenzo
Subject: Matanzas golf course development

Good Morning,

I am writing to you regarding the rezoning in the L Section. I have been a resident of Palm Coast for the last 23 years with the exception of 2004-2006. I care deeply about the city. I realize the city will continue to grow and change. However I believe the growth has to be carefully considered and planned.

Currently there are many open buildable lots in the city. There is already a 100 house community in the L Section being built by Seagate. There is another large residential development area on US 1.

Back in 2004-2006 house prices were rising, building was booming and then the market dropped out. I would hate to see this over development cause a similar crisis. I know that crisis was fueled by many other factors but overbuilding is one factor we can control.

That is a secondary concern though. The bigger concern is allowing an area of land that is not zoned for residential to be rezoned. The owners who live on the course already suffered a huge loss in 2006 and then the course shut down as well in 2007. However now they are facing having small homes on small lots behind there homes that were never intended to be there. Realtors have routinely sold the homes and lots on the course as never having building behind them.

Also there is the issue of development possibly releasing arsenic in the area. I won't go into detail as there are other courses in south Florida that I am sure you are aware of that have lawsuits brought because of this.

There is no need to build homes on this land. The developer who is proposing this currently has another development in the P section and the response to that development has not be good.

Do we want this same developer to come in and tear up land in the L Section as well and then not be able to finish it? This will also displace many of the wildlife including some protected species on the course grounds.

The L Section is full of proud home owners who want to stay here and keep their home values, this development and rezoning is nothing but bad for the area and bad for the city.

Please consider this.

Regards,

Vicky Winger
117 Laramie Drive
Palm Coast, FL

Irene Schaefer

From: Vicky Winger <vbcarroll@fedex.com>
Sent: Wednesday, January 22, 2020 10:51 AM
To: Milissa Holland; Jack D. Howell; Robert G. Cuff; Eddie Branquinho; Nick Klufas; Ray Tyner; Jason DeLorenzo
Subject: Matanzas golf course development

Good Morning,

I am writing to express my concern for the development of the Matanzas golf course, in particular the rezoning of the area along US 1 to be changed to commercial. This is absolutely not an appropriate use of that space. There are plenty of other areas to have commercial development on US 1. Those home owners should be able to expect their elected officials consider the impact to their quality of life.

Recently there was a moratorium imposed on new Dollar General stores citing it may impact quality of life.

I think putting commercial buildings behind homes that were purchased on a golf course a much worse impact on the quality of life than a DG store.

Also I do not understand why the city officials cannot interact with the citizens on this issue. I am told it is because the rezoning is considered "quasi judicial" so the officials cannot converse with citizens regarding it. Yet the city of Bonita Springs is doing the opposite, encouraging citizens input and putting a moratorium on golf course rezoning until they can understand the financial, environmental impacts as well as quality of life for their citizens, even setting up workshops.

This is how a city should approach this issue in my humble opinion.

Best Regards,

Vicky Winger
117 Laramie Drive, Palm Coast, FL 32137

Dear Mr. DeLorenzo,

I am writing to inform you that I am not happy or agree with the rezoning of Matanzas Woods Golf Course.

I will not support the re-election of any candidate that supports the rezoning of Matanzas Woods.

I had attended the meeting on Matanzas Woods which was in December, at the high school. I did not like what was proposed.

I went to a private meeting with certain people in attendance to discuss how we felt about what developer was offering, on Jan. 16th in a neighbor home. I'm not in agreement with what was presented to me at that meeting. Do you even realize what was proposed to us behind our homes on fairway 2,3,4? A terrible plan, only to benefit the developer.

If this rezoning passes you just made my home value drop in price.

I'm concerned about the chemicals that were used on that golf course. Here are a few: Thiram, Ziram, glyphosate, that on the cdc.gov site are listed as cancer causing, to humans and animals.

If rezoning golf course fairway 2,3,4 for commercial, it will have a negative impact on the environment along with the depreciation of home values.

Thank You,
Susan Shiverdecker
145 London Dr.
Palm Coast, Fl. 32137

Dear. Mr. Tyner,

I wanted to Thank you about the first submission developer Alex Vstilovsky proposed. I appreciate you not allowing commercial on fairways 2,3,4 by saying the line of sight, and no development on fairways.

As you know, Mr. Vstilovsky has proposed another plan to you, from what I see it has not changed much.

I also see he is requesting again, commercial on fairways 2,3,4. I hope you tell him no, and remember what you said on last round proposed.

Thank you,

Susan shiverdecker