



FLAGLER BEACH HOTEL DEVELOPMENT

FINAL SITE DEVELOPMENT PLAN

Date 02/18/2022



SUN PARTNERS, LLC



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Instrument No: 2021041305 7/28/2021 11:21 AM BK: 2588 PG: 1789 PAGES: 2 DOCTAX PD \$26,950.00 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

BK: 2588 PG: 1790

Prepared by and return to:

Dennis K. Bayer, Esq
109 S. 6th Street, Suite 200
Flagler Beach, FL 32136
(386) 439-2332
File Number: 2020GERALDINECHARLES
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of July, 2021 between Geraldine Charles LLC, a Florida limited liability company whose post office address is P.O. Box 848, Flagler Beach, FL 32136, grantor, and Sun Partners LLC, a Florida limited liability company whose post office address is 45 Seton Trail, Ormond Beach, FL 32176, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida to-wit:

That part of Section 12, Township 12 South, Range 31 East, bounded on the West by the East right-of-way boundary of State Road A1A; bounded on the North by the extension of the North Line of Lot 1 of Block 8 of Moody Subdivision of Flagler Beach, per a plat of said subdivision on file in the office of the Clerk of the Circuit Court of Flagler County, Florida, in Plat Book 1 page 24; bounded on the East by the Atlantic Ocean; bounded on the South by extension of the South line of Lot 10 of Block 8 of said Moody Subdivision of Flagler Beach.

Parcel Identification Number: 12-12-31-4500-00690-0230

And

All of Block 34, Moody's Subdivision of Flagler Beach, Florida, according to Plat on file in the Office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1 page 24. LESS AND EXCEPT any part lying within the right of way of SR 100, also known as Moody Boulevard.

Parcel Identification Number: 12-12-31-4500-00340-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cindy Rudd
Witness
Printed Name: Cindy Rudd
Kylie Bradley
Witness
Printed Name: Kylie Bradley

Geraldine Charles LLC, a Florida Limited Liability Company

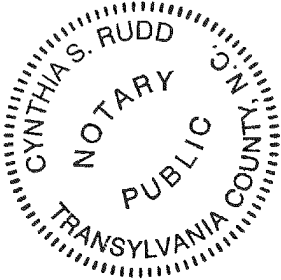
By: Zee B. Forehand, Manager
Zoe B. Forehand, Manager

By: William M. Forehand, Manager
William M. Forehand, Manager

State of North Carolina
County of Transylvania

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2021 by Zoe B. Forehand and William M. Forehand, Manager of Geraldine Charles LLC, a Florida Limited Liability Company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



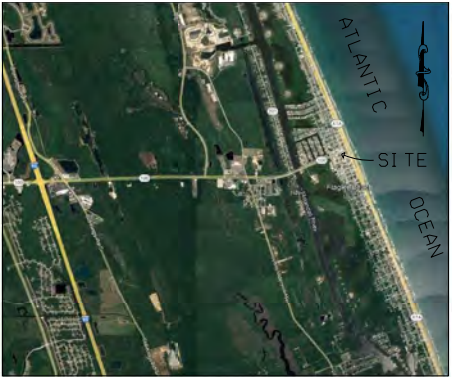
Cynthia S. Rudd
Notary Public
Print Name: Cynthia S. Rudd
My Commission Expires: 6/23/25



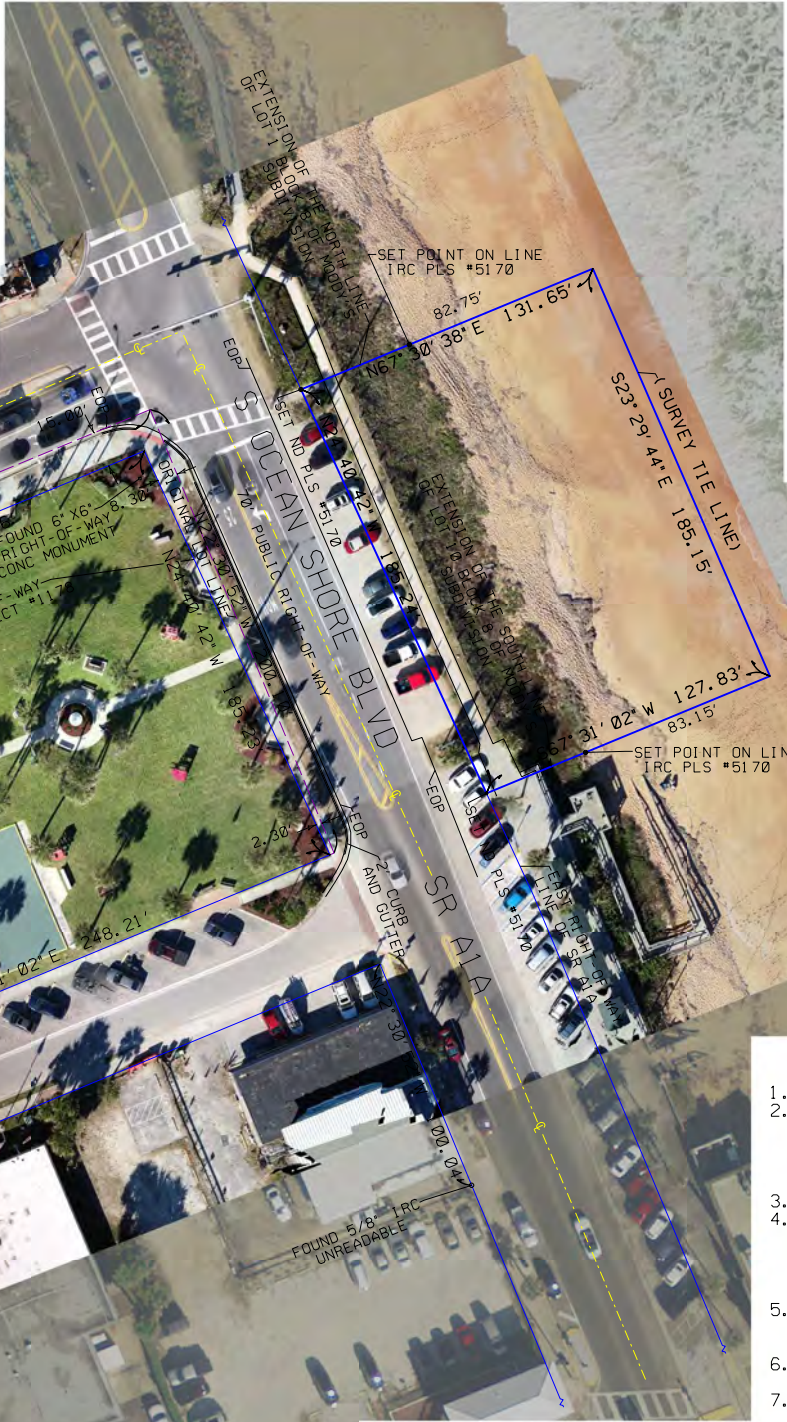
SITE SURVEY

LEGEND:

	BOLLARD	RCP	REINFORCED CONCRETE PIPE	WP	WOOD POST
	SIGN	CONC	CONCRETE	ELEC	ELECTRIC
	2-POST SIGN	S/W	SIDEWALK	HH	HAND HOLE
	CONC LIGHT POLE	WF	WOOD FENCE	TF	TRANSFORMER
	METAL LIGHT POLE		ADA RUMBLE STRIP PATTERNING	ELEV	ELEVATION
	WOOD POST		SIDEWALK PAVERS	EOP	EDGE OF PAVEMENT
	WATER METER		PARKING PAVERS		CENTERLINE
	STONE TRASH CAN		CONCRETE PATTERNING		WOOD POWER POLE WITH METER
	FIRE HYDRANT		BENCHMARK		SANITARY MANHOLE
	PIPE END OR BREAK		STORM MANHOLE		ELECTRIC OUTLET
	EDGE OF VEGETATION	IRC	IRON ROD AND CAP	ND	NAIL AND DISC
	TO BE SET 5/8" IRC PLS #5170				



SITE LOCATION



ALL OF BLOCK THIRTY-FOUR (34) OF MOODY'S SUBDIVISION, SAME BEING TWELVE LOTS NUMBERED ONE TO TWELVE INCLUSIVE, OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA ACCORDING TO PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA, IN PLAT BOOK 1 AT PAGE 24, TOGETHER WITH THE EAST THIRTY FEET OF LOTS 1 AND 2 OF BLOCK 49 OF MOODY'S SUBDIVISION.

ALSO, THAT PART OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY BOUNDARY OF STATE ROAD A1A; BOUNDED ON THE NORTH BY THE EXTENSION OF THE NORTH LINE OF LOT 1 OF BLOCK 8 OF MOODY SUBDIVISION OF FLAGLER BEACH, PER A PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FLAGLER COUNTY, FLORIDA, IN PLAT BOOK 1 AT PAGE 24; BOUNDED ON THE EAST BY THE ATLANTIC OCEAN; BOUNDED ON THE SOUTH BY THE EXTENSION OF THE SOUTH LINE OF LOT 10 OF BLOCK 8 OF SAID MOODY SUBDIVISION OF FLAGLER BEACH, TOGETHER WITH ALL RIPARIAN, LITTORAL, ACCRETION AND ALLUVION RIGHTS THEREON AND THERETO.

THIS LEGAL DESCRIPTION COVERS THE SURVEY THAT IS BEING SHOWN, DOES NOT DICTATE OWNERSHIP OF THE LAND IN QUESTION.

LOTS 11 AND 12 BEING PART OF THE VACATED RIGHT OF WAY FOR SOUTH DAYTONA AVENUE

NOTES

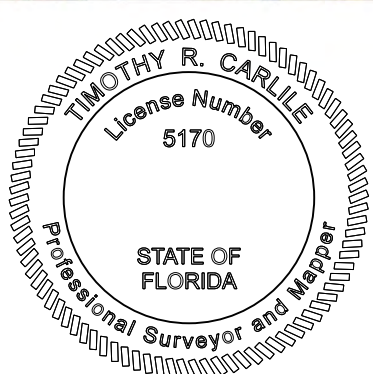
1. NO UNDERGROUND IMPROVEMENTS LOCATED, EXCEPT AS SHOWN.
2. THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN AND NOTED AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
3. FIELD WORK WAS COMPLETED ON 11-24-21.
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TIMOTHY R CARLILE, PLS 5170, ON THE DATE INDICATED. PRINTED COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED UPON NAD '83 STATE PLANE COORDINATES, FLORIDA EAST ZONE 901. AND NAVD '88, UTILIZING NGS STATION "FLAGLER 2".
6. MEAN HIGH WATER ELEVATION 1.40' NAVD'88 DERIVED FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
7. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS TRACT OF LAND CONTAINS 59854.01 SQUARE FEET OR 1.37 ACRES OF LAND MORE OR LESS.
8. BEARINGS ARE BASED UPON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A1A SHOWN TO BEAR N24° 40' 42" W.

CERTIFICATION

I, TIM R. CARLILE, FLORIDA REGISTERED SURVEYOR NUMBER 5170, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 5J-17) FOR THE TYPE OF SURVEY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TIM R. CARLILE P.L.S.
FLORIDA P.L.S. 5170
(NOT VALID UNLESS SEALED)

01-19-2022
DATE

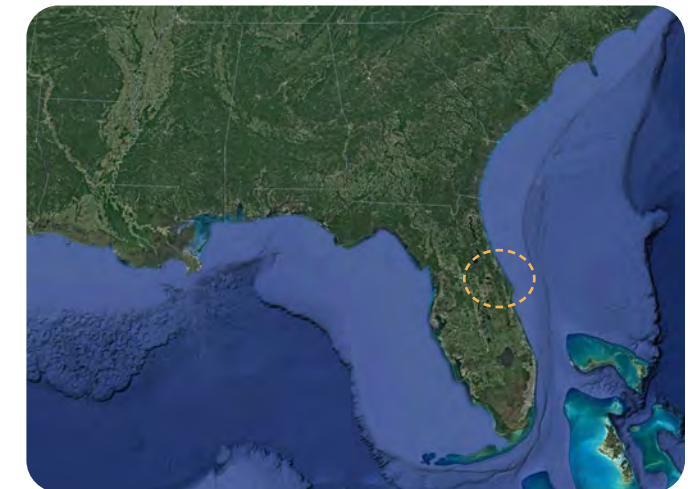


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SITE LOCATION



LOCATION MAP



- THE PROJECT SITE IS LOCATED IN THE HEART OF DOWNTOWN FLAGLER BEACH, FLORIDA.
- ZONED FOR GENERAL COMMERCIAL, LOCATED IN THE SOUTH DOWNTOWN CENTRAL BUSINESS DISTRICT.
- APPROXIMATELY 1.37 ACRES LOCATED ALONG MOODY BOULEVARD BETWEEN SOUTH DAYTONA AVENUE AND SOUTH CENTRAL AVENUE.



SITE LOCATION MAP | FLAGLER BEACH, FL

CONCEPTUAL SITE PLAN | PREVIOUS ITERATIONS, SCALE: 1/64"=1'-0"

DESIGN ITERATIONS HAVE BEEN SHARED WITH THE CITY PLANNER OF FLAGLER BEACH TO EVOLVE THE SITE PLAN AND INCORPORATE COMMENTS AND FEEDBACK EARLY IN THE DESIGN PROCESS.



CONCEPTUAL SITE PLAN ITERATION 03



CONCEPTUAL SITE PLAN ITERATION 01



CONCEPTUAL SITE PLAN ITERATION 02

SITE PLAN | CURRENT ITERATION, SCALE: 1/32"=1'-0"



SITE INFORMATION

DEVELOPMENT NAME:
FLAGLER BEACH HOTEL DEVELOPMENT
SITE ADDRESS:
BLOCK 34 MOODY BLVD. FLAGLER BEACH, FL
BUILDING GROSS SQUARE FOOTAGE: 69,404
SITE ACREAGE: 1.37 ACRES
TOTAL SITE AREA: 59,854 SF
PREVIOUS AREA: 7,015.8 SF
IMPERVIOUS AREA: 50,919 SF
LOT COVERAGE: 85%

PARKING

REQUIRED: 139 (HOTEL-123, RESTAURANT-16)
PROPOSED: 81 (ON SITE)

SETBACK REQUIREMENTS

FRONT: 0'-0" OR 5'-0"
REAR: 5'-0" TO 10'-0"
SIDE: 5'-0" TO 10'-0"

UPDATES

- GREASE TRAP RE-LOCATION TO ON-SITE PARKING
- LOADING ZONE ADDED ON S. SECOND ST.
- INFORMED THE SANITATION DEPARTMENT HAS PURCHASED SMALLER TRUCKS (WASTE PICK-UP ON MOODY SHOULD NOT BE AN ISSUE)



1/32" = 1'-0"



- LANDSCAPE INTENT:
- PROVIDE REQUIRED STREET TREES WITHIN AMENITY ZONE EVER 40'
 - PROVIDE LOCAL FAUNA TO THE FLAGLER BEACH REGION.
 - SCREEN PARKING AREAS TO MINIMIZE INTERACTION WITH PUBLIC PEDESTRIAN WALKWAYS.
 - PROVIDE ENHANCEMENTS TO ALIGN WITH THE DOWNTOWN FLAGLER STREET-SCAPE.
 - A MIX OF TREES, SHRUBBERY, GRASSES AND OTHER GROUND COVERS WILL BE UTILIZED.



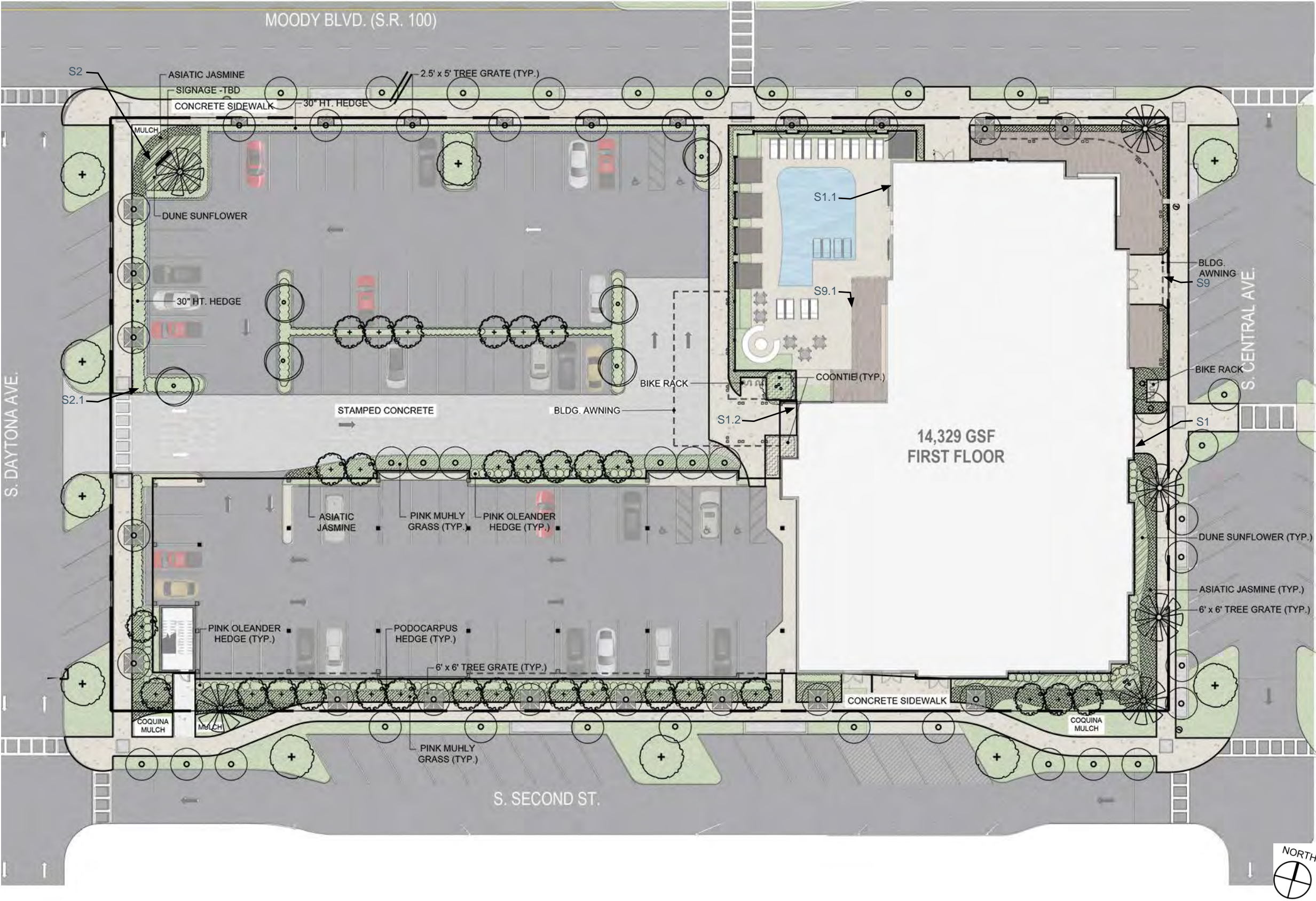
WAX MYRTLE
SAW PALMETTO



SAND CORDGRASS
CABBAGE PALMETTO

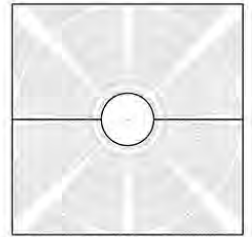
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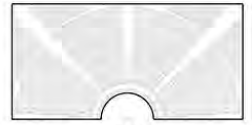


LANDSCAPE CODE REQUIRED TREES - LEGEND

QTY:	SYMBOL	BOTANICAL / COMMON NAME
10		SAND LIVE OAK (<i>QUERCUS GEMINATA</i>), 10'-12' HT. x 4'-5' SPD., 5' CLEAR TRUNK HEIGHT
6		MEDJOL DATE PALM (<i>PHOENIX DACTYLOIDES</i>), 16' CT. ; MATCHED
30		WHITE OLEANDER (<i>NERIUM OLEANDER</i>), 8' HT., STANDARD
6		QUEEN PALM (<i>SYAGRUS ROMANOFFIANA</i>), 14' CT.; MATCHED
57		SABAL PALM (<i>SABAL PALMETTO</i>), 14'CT., MATCHED
2		GLOSSY PRIVET (<i>LIGUSTRUM JAPONICUM</i>), 6' HT. X 5' SPD. SPECIMEN
		PODOCARPUS HEDGE (<i>PODOCARPUS MACROPHYLLA 'MAKI'</i>), 30" HT.
		PETITE PINK OLEANDER (<i>NERIUM OLEANDER 'PETITE PINK'</i>), 3G SHRUB

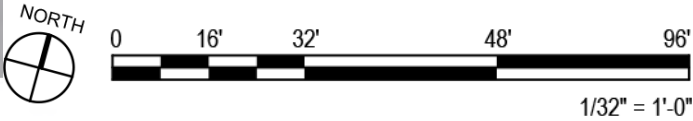
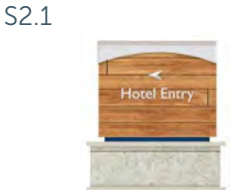


6'x6'x3.5" SQUARE 'HERITAGE' TREE GRATE BY WABASH VALLEY. WABASHVALLEY.COM



2.5'x5'x3.5" HALF OF A SQUARE

SIGNAGE KEY:



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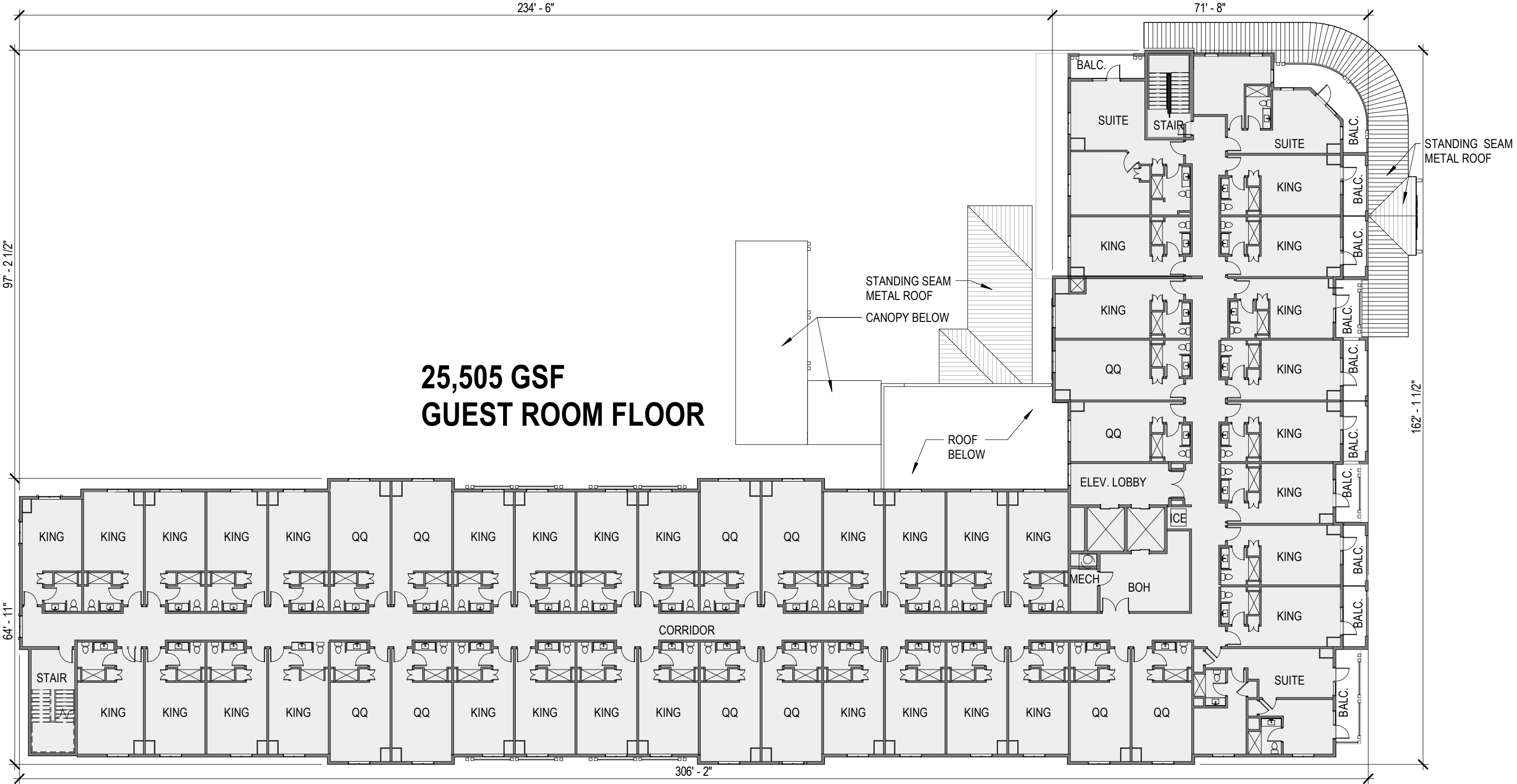
LIGHTING PLAN KEY:

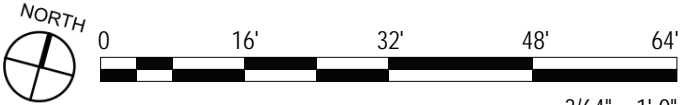
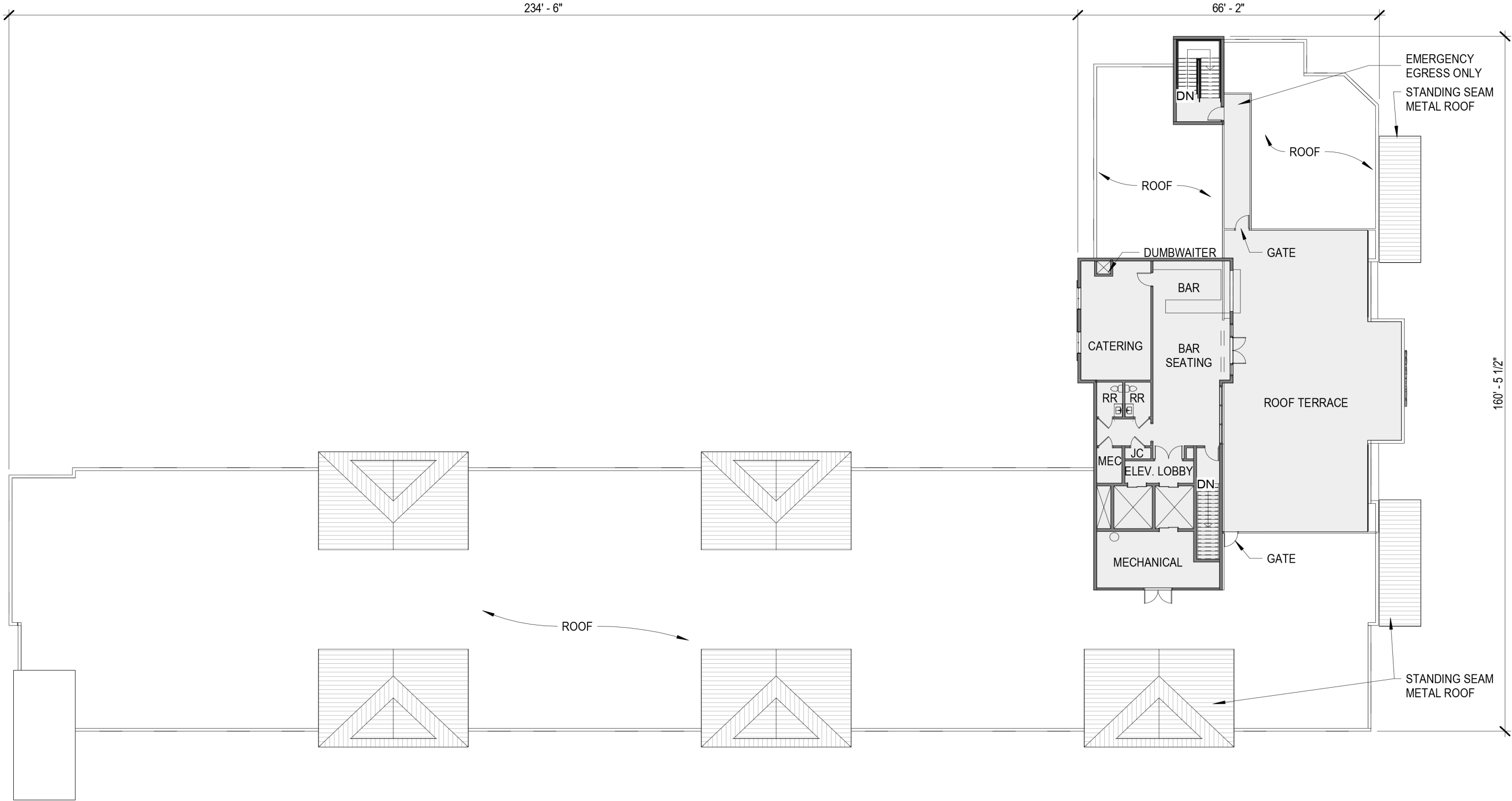
- 1 FOOT CANDLE
- 2 FOOT CANDLE
- 3 FOOT CANDLE
- 4 FOOT CANDLE
- 5 FOOT CANDLE

THE OVERALL GOAL FOR LIGHTING IS TO PROVIDE A SAFE AND ATTRACTIVE ENVIRONMENT WHILE MINIMIZING THE IMPACT OF ARTIFICIAL LIGHTING.

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CONCEPTUAL ELEVATION - S. DAYTONA AVE. | PREVIOUS ITERATIONS, SCALE: 3/64"=1'-0"

DESIGN ITERATIONS HAVE BEEN SHARED WITH THE CITY PLANNER OF FLAGLER BEACH TO EVOLVE THE ELEVATIONS AND INCORPORATE COMMENTS AND FEEDBACK EARLY IN THE DESIGN PROCESS.



CONCEPTUAL ELEVATION ITERATION 03 - S. DAYTONA AVE.

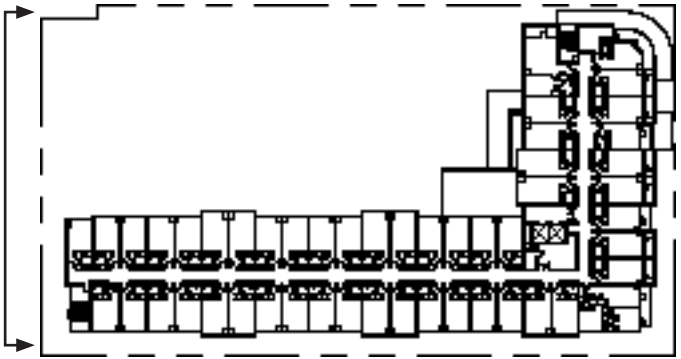


CONCEPTUAL ELEVATION ITERATION 02 - S. DAYTONA AVE.



CONCEPTUAL ELEVATION ITERATION 01 - S. DAYTONA AVE.





3/64" = 1'-0"

CONCEPTUAL ELEVATION - S. SECOND ST. | PREVIOUS ITERATIONS, SCALE: 3/64"=1'-0"

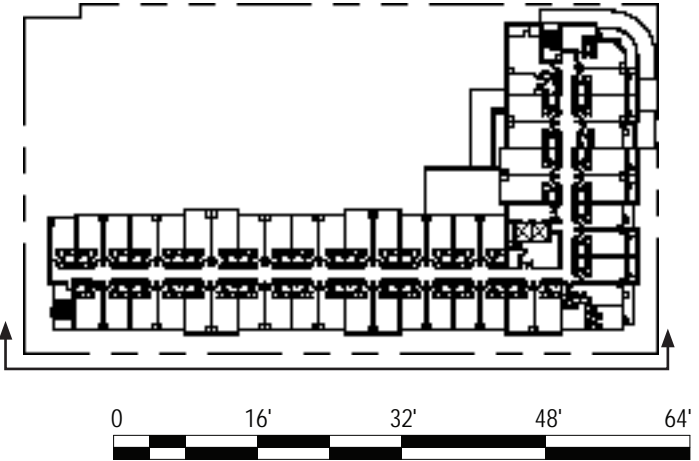
DESIGN ITERATIONS HAVE BEEN SHARED WITH THE CITY PLANNER OF FLAGLER BEACH TO EVOLVE THE ELEVATIONS AND INCORPORATE COMMENTS AND FEEDBACK EARLY IN THE DESIGN PROCESS.

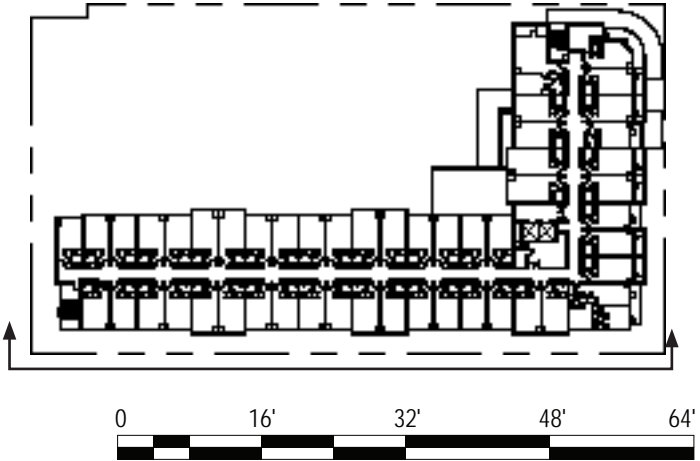


CONCEPTUAL ELEVATION ITERATION 02 - S. SECOND ST.



CONCEPTUAL ELEVATION ITERATION 01 - S. SECOND ST.





3/64" = 1'-0"

CONCEPTUAL ELEVATION - MOODY BLVD. | PREVIOUS ITERATIONS, SCALE: 3/64"=1'-0"

DESIGN ITERATIONS HAVE BEEN SHARED WITH THE CITY PLANNER OF FLAGLER BEACH TO EVOLVE THE ELEVATIONS AND INCORPORATE COMMENTS AND FEEDBACK EARLY IN THE DESIGN PROCESS.



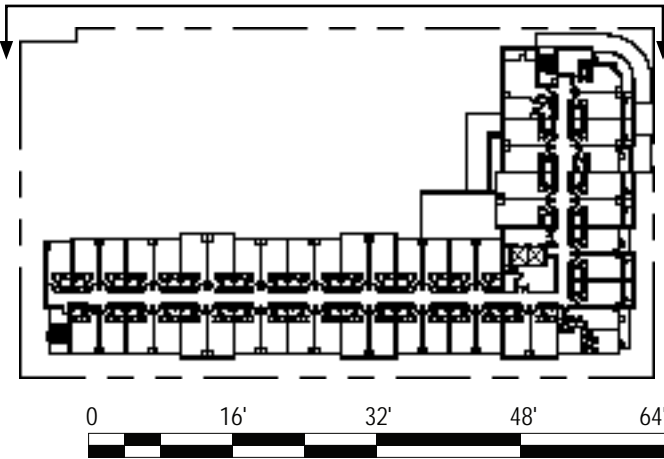
- ROOF 33' - 4"
- Level 3 23' - 4"
- Level 2 13' - 4"
- Level 1 0' - 0"

CONCEPTUAL ELEVATION ITERATION 02 - MOODY BLVD

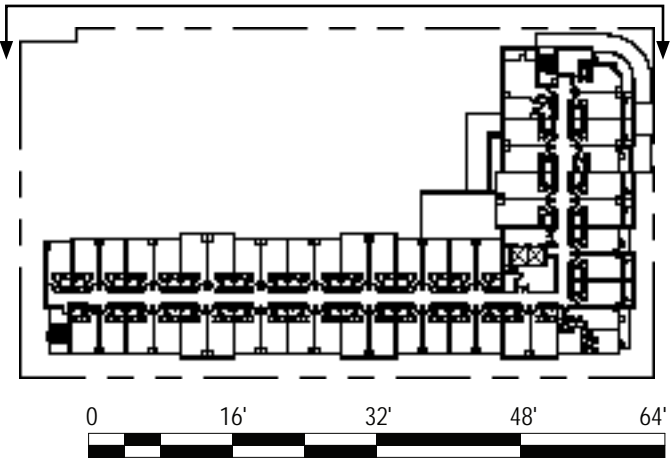


- ROOF 35' - 0"
- Level 3 23' - 6"
- Level 2 13' - 6"
- Level 1 0' - 0"

CONCEPTUAL ELEVATION ITERATION 01 - MOODY BLVD



3/64" = 1'-0"



CONCEPTUAL ELEVATION - S. CENTRAL AVE. | PREVIOUS ITERATIONS, SCALE: 3/64"=1'-0"

DESIGN ITERATIONS HAVE BEEN SHARED WITH THE CITY PLANNER OF FLAGLER BEACH TO EVOLVE THE ELEVATIONS AND INCORPORATE COMMENTS AND FEEDBACK EARLY IN THE DESIGN PROCESS.



CONCEPTUAL ELEVATION ITERATION 03 - S. CENTRAL AVE.



CONCEPTUAL ELEVATION ITERATION 02 - S. CENTRAL AVE.



CONCEPTUAL ELEVATION ITERATION 01 - S. CENTRAL AVE.

