



# City of Flagler Beach

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**DATE:** NOVEMBER 20, 2020

**To:** Don Deal, Chairperson, Planning and Architectural Review Board  
Planning and Architectural Review Board Members

**FROM:** Larry Torino, City Planner

**RE:** **SPEX#20-12-01** – Request for Special Exception use to permit a *hotel* in the General Commercial Zoning District as provided for in Land Development Regulations; **Section 2.04.02.8** Zoning Schedule One Land Use Controls. The subject property is located at the southwest corner of Moody Blvd. and S. Central Avenue and further identified as GEORGE MOODY SUBD. ALL BLOCK 34 PARCEL INC.

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**Applicant:** Anjon Resort Homes, LLC (Mr. Joseph Pasquale, Principal)  
3604 Bay Way  
Cooper City, FL 33026

**Property Owner:** Geraldine Charles LLC  
PO Box 848  
Flagler Beach, FL 32136

**Property Location:** southwest corner of Moody Blvd. and S. Central Avenue

**Parcel I.D. No.** 12-12-31-4500-00340-0000

**Future Land Use:** Commercial

**Zoning District:** General Commercial

**Application:** (See Applicant's, Application document)

**Summary in Brief :**

The applicant proposes to develop a mixed-use hotel resort-oriented complex in conjunction with ten (10) urban style townhomes. A hotel is a permitted Special Exception Use in the General Commercial District however, only if approved by the City Commission after a review and recommendation of the Planning and Architectural Review Board.

The walk-up townhouse component is proposed to serve as residences and/or vacation resort dwellings, managed by the hotel entity. Parking for the townhomes will be on-site, featuring reserved spaces within a proposed parking garage (sub-grade) capable of accommodating one-hundred sixteen (116) vehicles. The applicant is requesting twenty-six (26) spaces from the parking pool to meet the total required parking count of one-hundred forty-two (142) spaces.

The resort unit count totals ninety-seven (97) rooms. The complex includes an event room, restaurant, café, pool, river pool, sun deck(s), viewing deck, interior public art display space and oversized lobby that opens to an arcade in and around the corner perimeter of the hotel entry area.

The architectural template combines features exhibited in the charrette document and Mixed-use District character area depicted in the Downtown Design Guidelines. The development standards align with those of the Mixed-use District as well.

The applicant proposes off-site improvements to include:

1. Transforming the perimeter traffic pattern from two-way to one-way traffic;
2. Replacing the current parking configuration from parallel to angle parking,
3. Upgrades to Veteran's Park ( to include proposed sub-grade stormwater retention vaults)

**LOCATION/PHYSICAL CHARACTERISTICS:**

The subject property is well known. For many years the site was home to the Farmer's Market. The property encompasses an entire City block, measuring 1.39+/- acres. The site is virtually clear of vegetation and realizes an approximately eight (8) drop in elevation between S. Central Ave. to the east, extending to S. Daytona Ave on the west (**See Applicant document Pg. #8**).

**Analysis:**

The Land Development Regulations specify that Special exception uses, as enumerated in Schedule One, Zoning Schedule of Use Controls, shall be permitted only upon authorization of the City Commission after review by the Planning and Architectural Review Board. In recommending approval or denial of the use, the reviewing boards shall provide findings and recommendations on whether the requirements of Land development Regulations **Section 2.06.01** (Special Exception Requirements 1. through 7.) is met as well as other comments such board feel will assist the City Commission in the determination of whether to grant the use. (**See Applicant document Pg. #2**).

Special Exception Requirements – (*staff assessment*)

1. ***The use is a permitted special use as set forth on Schedule One, Appendix A.***

Per Appendix A – ARTICLE II - ZONING, Section 2.04.02.8. ZONING SCHEDULE ONE LAND USE CONTROLS CITY OF FLAGLER BEACH,

Category of Use; General Commercial; Special Exception Uses, of the Land Development Regulations provides:

SCHEDULE ONE ZONING SCHEDULE OF USE CONTROLS

CATEGORY OF USE	UNRESTRICTED PRINCIPAL USES	SPECIAL EXCEPTION USES
GENERAL COMMERCIAL		2. All principal uses permitted in TC District.
TOURIST COMMERCIAL	1. Motels and hotels.	

2. ***That the use is so designed, located, and proposed to be operated that the health, safety, welfare, and convenience will be protected.***



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The proposed use has been designed to maximize the safety, welfare, and convenience of the public and surrounding neighborhood (**See Applicant Plan Set Sheet A-2.0 Site Development Plan**).

As to safety, particularly as it relates to pedestrian and vehicular traffic, the proposed improvements to the perimeter streets should vastly improve traffic circulation and other current conditions as follows:

1. Two-way traffic > One-way traffic
2. Back out parking > angle parking
3. Perimeter streets - transform to parking lanes (speed control, pedestrian safety, intersection conflicts minimized)
4. Intersection safety improved (e.g. left turn westbound @ S. central Ave. & Moody Blvd.
5. Pedestrian crossing(s) improved

3. ***That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.***

Findings of a property analysis and consultation with a real estate professional and the property appraiser's office:

- ❖ Consensus is that the proposed use(s) will increase the value of other property in the neighborhood, increase local business activity, increase ad valorem values, enhance bed tax.

4. ***That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.***

The proposed development is highly compatible with uses general located within a downtown core area, particularly a beachfront community in a setting that Flagler Beach is fortunate to offer; easily accessible, highly visible, appropriately situated with respect to the beach and local businesses.

The proposed use replaces an iconic hotel that served the community in years past. Staff recommends explicit conditions are imposed to ensure the integrity of the surrounding residential uses is not compromised. One such condition requires the applicant to install and maintain an enhanced perimeter landscape area particularly along the street side frontage and to construct an opaque fence six (6) feet in height. As this perimeter landscape matures, the visual screen, properly maintained, will form an appealing streetscape.

5. ***That adequate landscaping and screening is provided as required herein, or otherwise required.***

Site landscaping will meet and significantly exceed the required Land Development Regulation's requirements (See Special Exception Requirements item 4. above).

6. ***That adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.***

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The proposed parking spaces satisfy the required number of parking spaces for the business expansion. Loading/unloading is unaffected and effectively enhances on-site delivery vehicle maneuverability.

Ingress and egress will remain unchanged from current conditions which is limited to South Ocean Shore Blvd. Access from South Central will be restricted to pedestrian, golf cart, bicycle, and other such non-vehicular forms of transportation.

***7. That the use conforms with all applicable regulations governing the district where located.***

The proposed use, a hotel, as clarified herein, is a permitted Special Exception use in the General Commercial District. All details as it relates to applicable development standards will be addressed during the final site application process.

Staff Recommendation:

Recommend approval of the requested hotel use.

ENCLOSURES:

Attachment #1 – Location Map

Attachment #2 – Legal Advertisement

Attachment #3 – Public Notice



# City of Flagler Beach

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P.O. Box 70 • 116 3rd Street South  
Flagler Beach, Florida 32136  
Phone (386) 517-2000 • Fax (386) 517-2016



CITY OF FLAGLER BEACH

NOTICE OF PUBLIC HEARING  
SPECIAL EXCEPTION #20-12-01

A request has been submitted for a Special Exception Use to construct a hotel in the General Commercial Zoning District as provided for in the Land Development Regulations Section 2.04.02.8, Zoning Schedule One Land Use Controls. The subject property is identified by the Flagler County Property Appraiser as Parcel ID#12-12-31-4500-00340-0000. The

subject property is located at the southwest corner of the intersection of Moody Blvd. and S. Central Avenue, Flagler Beach 32136. Applicant: Anjon Resort Homes, LLC.

A PUBLIC HEARING IS SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND. STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, December 1, 2020 at 5:30 P.M.

CITY COMMISSION: THURSDAY, December 10, 2020 AT 6:00 P.M. OR AS SOON THEREAFTER.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT (386-517-2000) EXT. 230.

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 6:00 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

For further information about these requests, please call the Planning and Building Department at (386) 517-2000 Ext. 230. More detailed information and maps may be inspected by the public at the Planning and Building Department at the Flagler Beach City Hall during office hours.

L2371050, Nov 21, 2020 1t





# City of Flagler Beach

P.O. Box 70 • 116 3rd Street South  
Flagler Beach, Florida 32136  
Phone (386) 517-2000 • Fax (386) 517-2016

## CITY OF FLAGLER BEACH

### NOTICE OF PUBLIC HEARING

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RECEIVED

NOV 18 2020

City of Flagler Beach Building Department

City of Flagler Beach  
PO Box 70 105 South 2<sup>nd</sup> Street  
Flagler Beach, Florida 32136  
Phone (386) 517-2000 Fax (386) 517-2016

**Special Exception – (SPEX)**

APPLICATION NO.: SPEX 20-12-01

DATE: \_\_\_\_\_

Pursuant to Appendix A, Land Development Regulations, Section 2.06.01 of the Zoning Ordinance, I hereby request a Special Exception as described below:

**A. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT:**

HOTEL USE - 97 ROOMS + MANAGEMENT OFFICE

**B. PRESENT USE OF PROPERTY:** VACANT - CITY EVENTS

**C. PETITIONER:** ANJON RESORT HOMES, LLC

**D. SUBJECT PROPERTY LOCATION (PHYSICAL ADDRESS):** MOODY BLVD to S. 2<sup>ND</sup> STREET + S CENTRAL to S DAYTONA

**E. OWNER OF SUBJECT PROPERTY:** GERALDINE CHARLES, LLC

**F. PROPERTY APPRAISER'S PARCEL NUMBER(S):** 12-12-31-4500-00340-0000  
12-12-31-4500-00690-0230

**G. LEGAL DESCRIPTION: LOT:** ALL <sup>ALL OF</sup> **BLOCK:** 34 **SUBDIVISION:** GEORGE MOODY **ZONING DISTRICT:** GC

ATTACH JUSTIFICATION STATEMENTS ADDRESSING ALL SEVEN (7) REQUIREMENTS FOR THIS SPECIAL EXCEPTION REQUEST AS REQUIRED: (See Attachment "A" Special Exception Requirements.)

**TO BE COMPLETED BY THE PLANNING & ZONING DEPARTMENT**

ACCEPTED BY: Brian Wilson DATE: 11-18-20

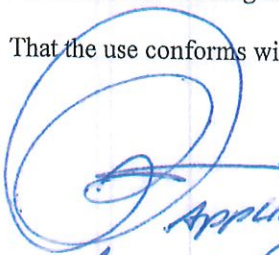
Application #SPEX: 20-12-01



**- SPECIAL EXCEPTION STANDARDS -**  
**(complete separately by applicant)**

The Planning and Architectural Review Board may grant Special Exceptions only upon finding that the request meets the criteria set forth in Appendix A, Land Development Regulations, Section 2.06.01. Describe how your request meets each requirement.

1. That the use is a permitted Special Exception use as set forth in Land Development Regulations, Article II. Zoning, Section 2.04.02.8. *Zoning Schedule One Land Use Controls.* **YES**
2. That the use is so designed located and proposed to be operated that the public health, safety, welfare and convenience will be protected. **YES**
3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located. **YES**
4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located. **YES**
5. That the adequate landscaping and screening is provided as required herein, or otherwise required. **YES**
6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets. **YES**
7. That the use conforms with all applicable regulations governing the district where located. **YES**

  
Applicant  
JOSEPH PASQUALE  
ANJON RESORT HOMES

WARRANTY DEED

Individ. to Individ.

Return to:

Name: David S. Eldredge, Esquire  
1 Florida Park Drive S., Ste. 340  
Palm Coast, FL 32137

This instrument prepared by:  
David S. Eldredge, Esquire  
1 Florida Park Drive S., Ste. 340  
Palm Coast, FL 32137

Property Appraisers Parcel ID #12-12-31-4500-00340-0000

Grantee(s) S.S.# Prepared without the benefit of a title search

THIS WARRANTY DEED, Made this 11th day of May, 2004, by ZOE B. FOREHAND, the surviving joint tenant of BERNARD C. FRASSRAND, hereinafter called the Grantor, to WILLIAM M. FOREHAND and ZOE B. FOREHAND, husband and wife as tenants by the entirety, whose post office address is P. O. Box 2029, Flagler Beach, FL 32136, hereinafter called the Grantee.

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Flagler County, State of Florida, viz:

SEE EXHIBIT "A": ATTACHED.

GRANTOR WARRANTS THIS IS NOT HOMESTEAD PROPERTY.

All of Block 34 of Moody Subdivision of Flagler Beach, Flagler County, Florida, according to Plat on file in the Office of the Clerk of the Circuit Court of Flagler County, Florida in Plat Book 1, at Page 24. 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, and hereby 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 December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

David S. Eldredge  
DAVID S. ELDRIDGE  
Witness as to Grantor

Rosemary Spadafino  
ROSEMARY SPADAFINO  
Witness as to Grantor

Zoe B. Forehand (SEAL)  
ZOE B. FOREHAND

STATE OF FLORIDA  
COUNTY OF FLAGLER

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ZOE B. FOREHAND, the surviving joint tenant of BERNARD C. FRASSRAND, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person presented her drivers' licenses as identification.

Witness my hand and official seal in  
the County and State last aforesaid  
this 11th day of May, 2004.

David S. Eldredge  
Notary Public-State of Florida



**EXHIBIT "A"**

61-02-307

All of Block Thirty-Four (34) of MOODY'S SUBDIVISION 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.

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.



## AUTHORIZATION

OWNER	APPLICANT/ AGENT
Name: <u>Geraldine Charles, LLC</u>	Name: <u>ANSON RESORT HOMES LLC</u>
Mailing Address: <u>P.O. Box 848, Flagler Beach FL</u>	Mailing Address: <u>3604 Bay Way COOPER CITY FL 33024</u>
Phone Number: <u>386 439 2881</u>	Phone Number: <u>954 336 2560</u>
E-mail Address: <u>jsinc1988@bellsouth.net</u>	E-mail Address: <u>JCP437E@gmail.com</u>

### Owner/Applicant:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

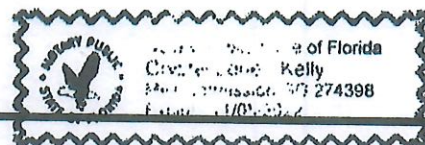
Signature of owner OR person authorized to represent this application.

Signature(s): [Signature]  
 Printed or typed name(s): JOSEPH PASQUALE

[Signature]  
Zoe B. Forehand

NOTARY: This instrument was acknowledged before me on this 18<sup>TH</sup> day of NOVEMBER, 20 20 by Zoe B Forehand who is/are personally known to me, or who has/have produced N/A as identification. (SEAL)

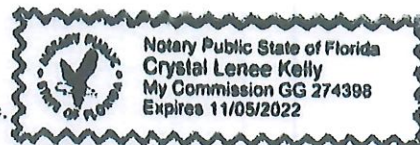
Crystal Kelly  
 Signature of Notary Public, State of Florida



### Planning and Architectural Review Board Ruling:

In advocating a Special Exception, the Planning and Architectural Review Board may:

1. Prescribe appropriate conditions and safeguards in conformity with this ordinance.
2. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is advocated, shall be deemed a violation of this ordinance.
3. The Planning and Architectural Review Board may prescribe a reasonable time limit within which the action for which the Special Exception is required shall be begun or completed or both.
4. Under no circumstances except as permitted above shall the Planning and Architectural Review Board advocate a Special Exception to permit a land use not generally permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district.
5. No nonconforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the advocacy of a Special Exception.



Property Owner Letter of Authorization

\*\*\*\*\*IF APPLICANT IS NOT THE PROPERTY OWNER\*\*\*\*\*

To Whom It May Concern,  
I / We,

GERALDINE CHARLES, LLC

being the current property owner(s)

(All property owners)

of the property legally described as Parcel Number(s)

12-12-31-4500-00340-0000  
12-12-31-4500-00690-0230

and also described as Subdivision

GEORGE MOODY

Section 12, Block 34, Lot ALL, OR

Street Address or Physical Location:

MOODY BLVD to 2ND STREET, S. CENTRAL to S. DAYTONA

Do hereby designate and authorize

JOSEPH PASQUALE

(name of agent / applicant)

representing

ANJON RESORT HOMES, LLC

(Individual or Corporate Name)

to sign on my/our behalf, as my/our agent to submit an application for a Special Exception request for the property described above.

Zoe B. Forehand

Signature of property owner

Zoe B. Forehand

Print name

William M. Forehand

Signature of property owner

William M. Forehand

Print name

NOTARY: This instrument was acknowledged before me on this 18<sup>TH</sup> day of NOVEMBER,

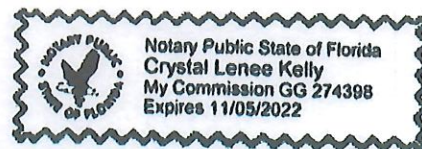
20 20 by Zoe B. & WILLIAM M. FOREHAND who is/are personally known to me, or

who has/have produced N/A as identification.

(SEAL)

Crystal Kelly

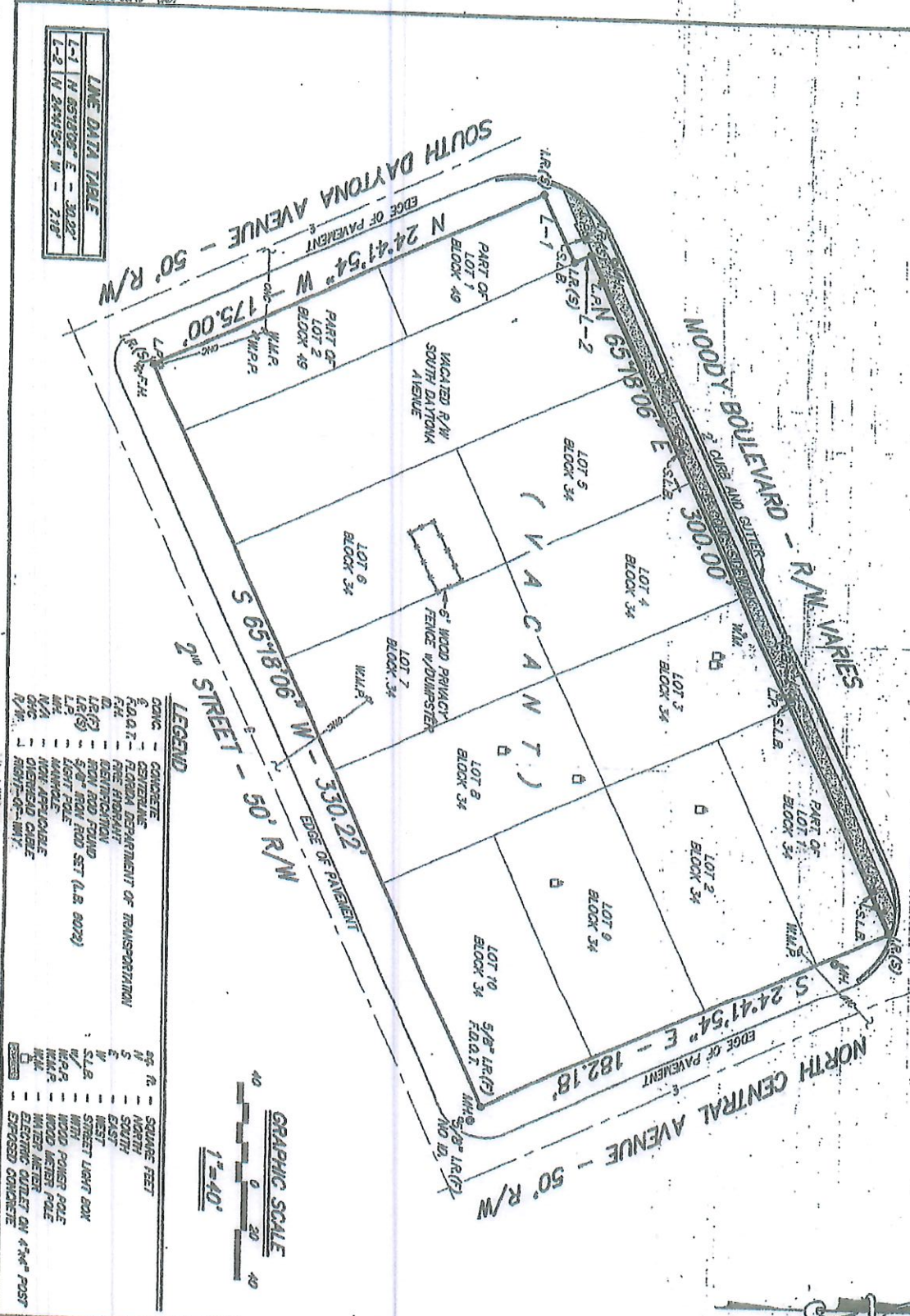
Signature of Notary Public, State of Florida





CERTIFIED TO: WILLIAM & ROSE B FOREHAND  
ALL BLOCK 34 GEORGE HOBBS SUBDIVISION ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 1 PAGE 24 PUBLIC RECORDS OF FLAGLER COUNTY,  
FLORIDA.

MAP SHOWING SURVEY OF



LINE DATA TABLE	
L-1	N 051806° E - 30.22'
L-2	N 24°13'4" W - 7.18'

[illegible]

- DEIRAL NOTES
- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464

- This survey is confined to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

**COMMENTE**

"According to the Federal Emergency Management Agency FIRM Map No. 2587-0001B, effective date 5-15-85, the property described herein appears to be in Zone C.

"Based on boring situation NORTHEAST CORNER OF HWY AND STREET

Base of observation: N/A					
2010A	LAST FIELD CASE	2010	KA/MSL	GRK BY	TRK BY
01-1005	02/04/01	1-10	07/13	B/G	SAR
NFC BOUNDARY					

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**DEVINO & Associates, Inc.**  
Investments • Insurance

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OTTAWA, ONTARIO, CANADA • K2P 1K6  
(613) 823-3600 FAX (613) 823-3603

Not your agent, the company and its original agents and  
other independent advisors, brokers, agents and salesmen  
may receive a commission and/or other compensation for  
the services they provide. The company and its original  
agents and salesmen are not responsible for the actions  
of any other agents or salesmen.

*John Devino*

FORGUES & TRANSELLE, P.L.C. • 6450  
ST. JAMES ST. • SUITE 100 • OTTAWA, ONT. K2P 1K6  
(613) 823-3600 FAX (613) 823-3603



60-1

61-1

68

62

AVENUE

SITE

FLAGLER

51

50

49

OFFICE

48

8

AVENUE

MOODY BOULEVARD

DAYTONA

4th STREET

STREET

STREET

STREET

CENTRAL

AVENUE

CENTRAL

SOUTH

SOUTH

SOUTH

NORTH

BOULEVARD

FIRE DEPT CITY HALL

PARK

PARK



**PASQUALE KURITZKY**  
ARCHITECTS  
3000 N. UNIVERSITY AVENUE, SUITE 200  
FORT LAUDERDALE, FL 33309  
P: (954) 335-0184  
F: (954) 335-0187  
WWW.PASQUALEKURITZKY.COM

5101 NW 21ST AVENUE, SUITE 240  
FORT LAUDERDALE, FL 33309  
P: (954) 335-0184  
F: (954) 335-0187  
WWW.PASQUALEKURITZKY.COM

DESIGNED BY **JP**  
DRAWN BY **PKA**  
CHECKED BY **JKO**  
☒ ARCHITECTURAL  
☐ MECHANICAL  
☐ ELECTRICAL  
☐ PLUMBING

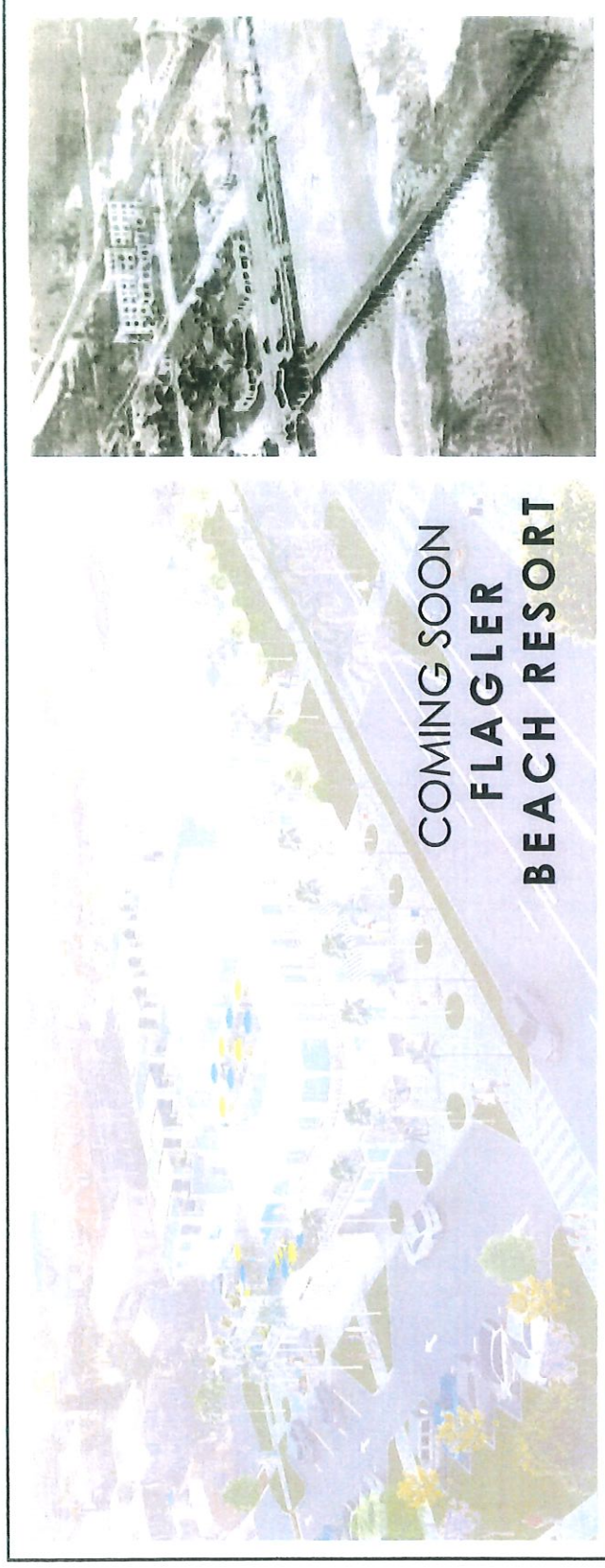
**ANJON RESORT HOMES**  
**FLAGLER**  
**BEACH RESORT**  
MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA  
PROJECTED 2029  
DATE: 07/18/20

**REVISIONS**  
1. REVISIONS FROM PRELIMINARY DESIGN TO THE CITY OF FLAGLER BEACH  
2. DATE: 07/18/20  
3. REVISIONS TO DRAWINGS BASED ON DESIGN REVIEW  
4. MEETING WITH OWNER

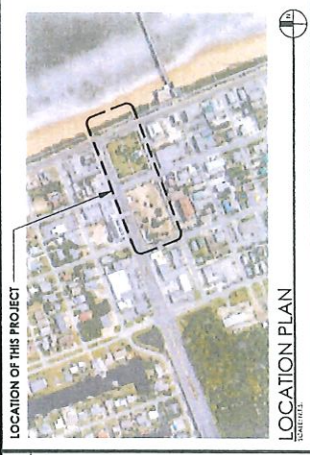
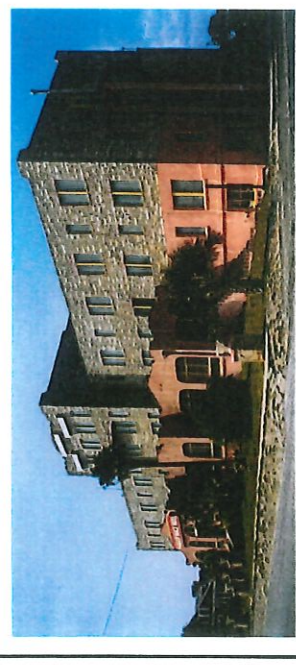
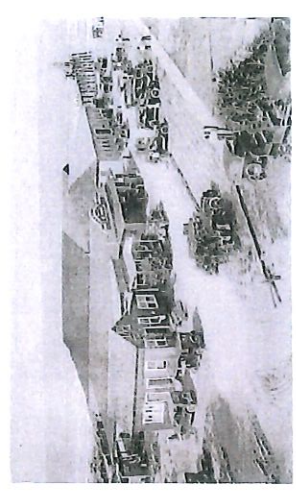
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**NOV 18 2020**  
**City of Flagler Beach Building Department**

**COVER SHEET**  
**A-0.0**  
**CONCEPTUAL DRAWINGS**



**COMING SOON**  
**FLAGLER**  
**BEACH RESORT**



**LOCATION OF THIS PROJECT**

**LOCATION PLAN**

**DEVELOPER AND DESIGN TEAM**

<p><b>WESTBURY PARTNERS</b> MANAGED COMMERCIAL DEVELOPMENT 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.westbury.com</p>	<p><b>W+P</b> ARCHITECTS 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.westbury.com</p>	<p><b>KPMG</b> CONSULTING GROUP 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.kpmg.com</p>	<p><b>COLLAGE</b> THE COLLEGE GROUP 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.collegegroup.com</p>
<p><b>ANJON RESORT HOMES</b> 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.anjon.com</p>	<p><b>CLD</b> CONSULTING GROUP 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.cld.com</p>	<p><b>PALM WAVE REALTY</b> Your Land Is Our Passion 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.palmwave.com</p>	<p><b>MARTIN ARCHITECTURAL</b> ARCHITECTURAL GROUP, LLC 10001 N. W. 11th St. Coral Gables, FL 33134 Phone: (305) 441-1111 www.martinarch.com</p>

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**COLOR LEGEND**

ITEM	DESCRIPTION	COLOR
A1	METAL FRAMING	WHITE
A2	WOODWORK - INTERIOR	WHITE
B1	SHUCCO	SHUCCO
B2	SHUCCO	SHUCCO
B3	SHUCCO	SHUCCO
B4	SHUCCO	SHUCCO
B5	SHUCCO	SHUCCO
B6	SHUCCO	SHUCCO
B7	SHUCCO	SHUCCO
B8	SHUCCO	SHUCCO
B9	SHUCCO	SHUCCO
B10	SHUCCO	SHUCCO
B11	SHUCCO	SHUCCO
B12	SHUCCO	SHUCCO
B13	SHUCCO	SHUCCO
B14	SHUCCO	SHUCCO
B15	SHUCCO	SHUCCO
B16	SHUCCO	SHUCCO
B17	SHUCCO	SHUCCO
B18	SHUCCO	SHUCCO
B19	SHUCCO	SHUCCO
B20	SHUCCO	SHUCCO
B21	SHUCCO	SHUCCO
B22	SHUCCO	SHUCCO
B23	SHUCCO	SHUCCO
B24	SHUCCO	SHUCCO
B25	SHUCCO	SHUCCO
B26	SHUCCO	SHUCCO
B27	SHUCCO	SHUCCO
B28	SHUCCO	SHUCCO
B29	SHUCCO	SHUCCO
B30	SHUCCO	SHUCCO
B31	SHUCCO	SHUCCO
B32	SHUCCO	SHUCCO
B33	SHUCCO	SHUCCO
B34	SHUCCO	SHUCCO
B35	SHUCCO	SHUCCO
B36	SHUCCO	SHUCCO
B37	SHUCCO	SHUCCO
B38	SHUCCO	SHUCCO
B39	SHUCCO	SHUCCO
B40	SHUCCO	SHUCCO
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B43	SHUCCO	SHUCCO
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B47	SHUCCO	SHUCCO
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B51	SHUCCO	SHUCCO
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B57	SHUCCO	SHUCCO
B58	SHUCCO	SHUCCO
B59	SHUCCO	SHUCCO
B60	SHUCCO	SHUCCO
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B99	SHUCCO	SHUCCO
B100	SHUCCO	SHUCCO

