



August 26, 2022

Gina Lemon  
Flagler County Planning Services  
1769 E. Moody Blvd., Bldg. 2  
Bunnell, FL 32110

RE: App # 3319 – Cornerstone at Seminole Woods: Parking Variance  
Project # 2022060039 / AR # 3403

Dear Gina,

We are in receipt of comments for the referenced project. These comments were generated during the second TRC review of the project and delivered to us on August 12, 2022. We have revised our plans and submitted the material below for your review and approval:

1. Responses to Staff Comments (this letter)
2. Memorandum of Understanding: Parking Relief Request
3. Civil Set

We offer the following responses to staff comments:

DEPARTMENT – PLANNING:

1. Provide a breakdown of the floor plan of proposed wholesale club to identify the sales areas from the storage areas.

**Response: As discussed at TRC, since this is a wholesale club, the majority of their storage area is located within the sales area. Out of the 102,004 SF there is 5536 SF of storage area. They do not do outdoor seasonal sales or displays. They have found that their typical requirements are met with 4.5 spaces per 1,000 SF.**

Should you have any questions or require additional information, please advise.

Sincerely,  
The Alann Engineering Group, Inc.

Kimberly A. Buck, P.E.  
President  
cc: File