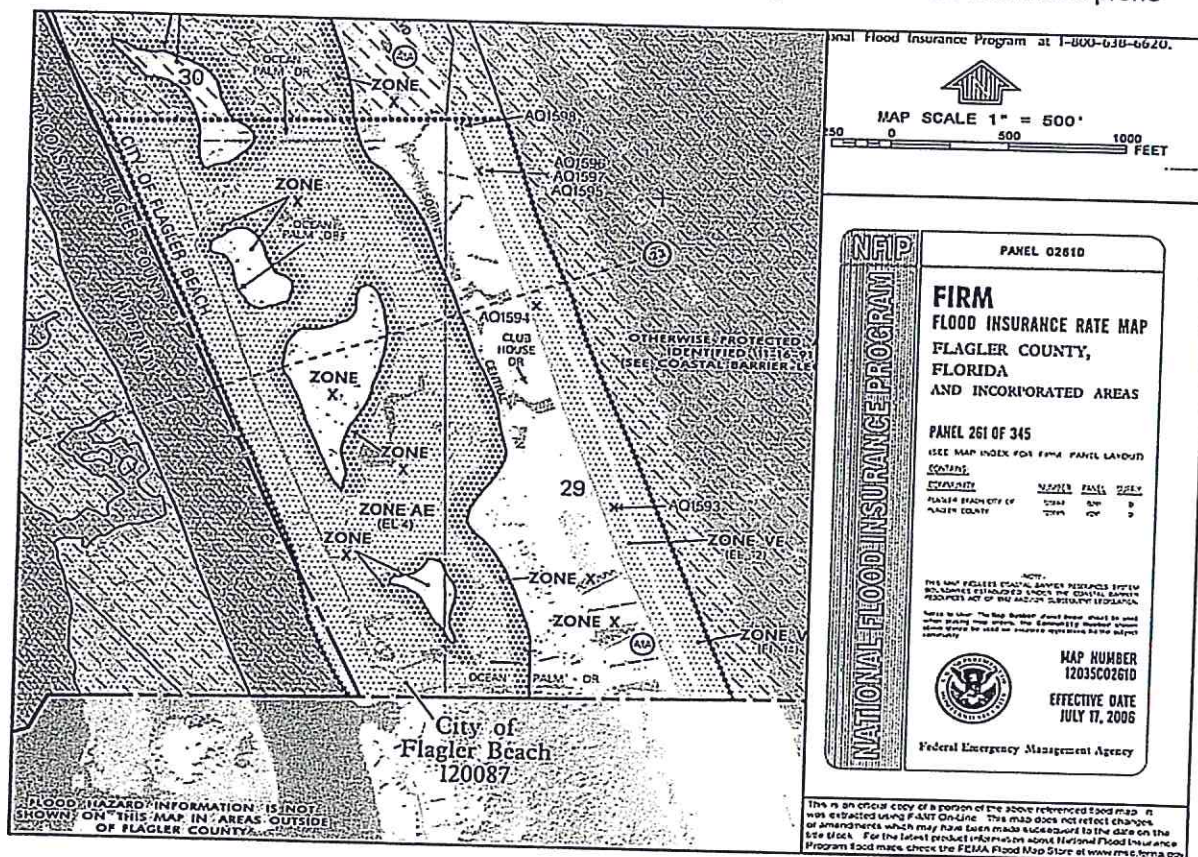


Flood Zone:

The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA), Portions of the subject are in a flood plain: According to the appropriate Federal Emergency Management Agency (FEMA) flood map, which is identified below, the subject property is located in a zone 'AE' special flood hazard.

Flood Maps published by FEMA are not precise. If anyone desires a precise determination of the subject's flood hazard classification, a professional engineer, licensed surveyor, or local governmental authority should make an exact determination. Portions of the golf course have been flood prone



Environmental Issues:

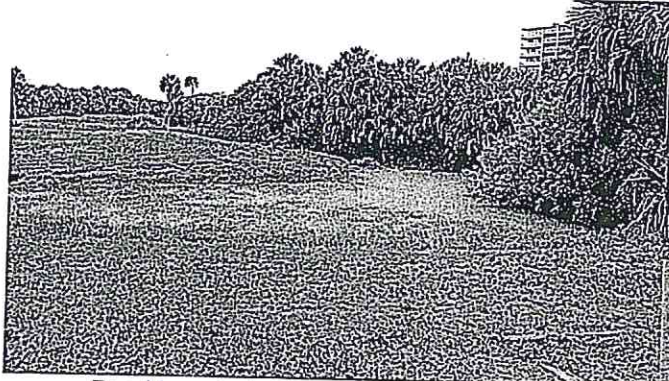
None known; None assumed

Encumbrance / Easements:

Unknown, survey was not examined.



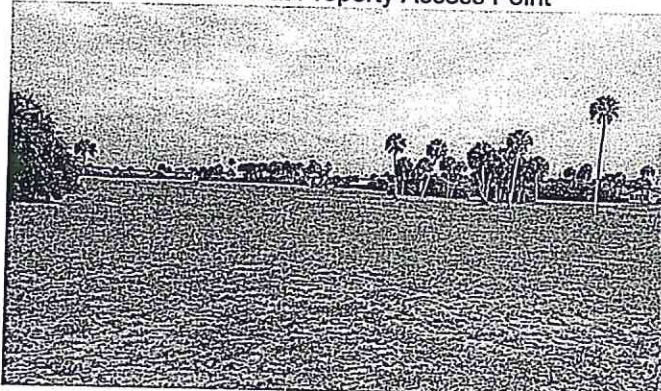
## Subject Photographs



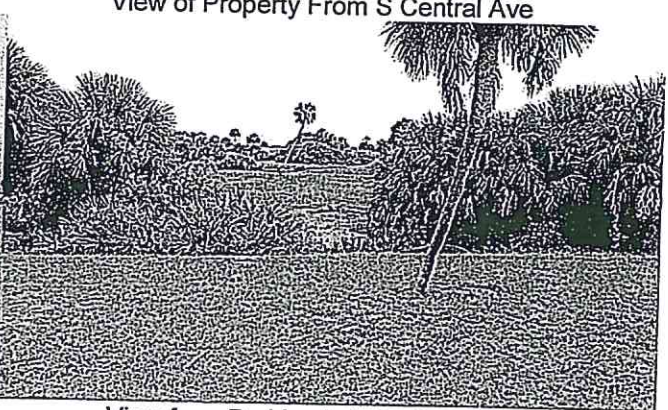
Pond Located at Property Access Point



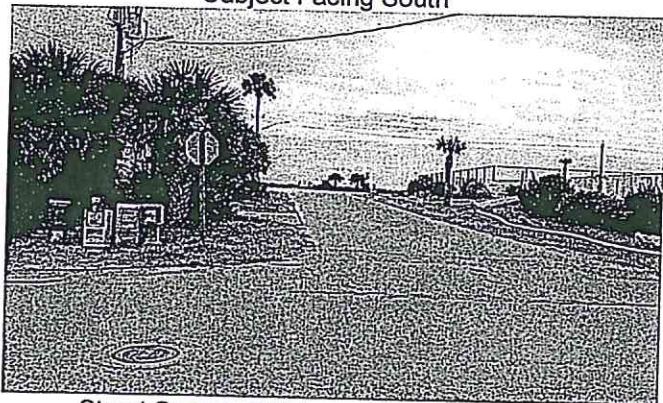
View of Property From S Central Ave



Subject Facing South



View from Parking Lot, Facing West



Street Scene; Clubhouse Dr. Facing East

## ***Assessment and Taxes***

Taxing Authority      Flagler County  
Assessment Year      2014

Assessment Summary	
County Appraised Value	
Parcel Number	29-12-32-0000-01010-0010
Land	\$73,500
Improvements	\$1,437
Total Just Value	\$74,937
Taxable Value	\$74,937
Millage Rate	21.9205
Tax Rate Per	1,000
Real Estate Taxes	\$1,643
Special Assessments	\$0
Total Taxes	\$1,643
Payment Status	Unknown
Amount Due	Unknown

### ***Comments***

The target ratio of assessed value to market value is 85%. An analysis of recent sale transactions, however, indicate a wide range of ratios from 30% - 100%. This type of analysis generally does not yield a credible indication of value.



## Zoning

	Land Use Controls
Zoning Jurisdiction	City of Flagler Beach
Zoning Code	Expired PUD reverts to REC - Recreation
Future Land Use Designation	High Density Residential
Zoning Description	Permitted Uses include Playgrounds, Athletic fields, parks, beaches, piers, golf courses and ancillary buildings
Zoning Comments	The zoning accommodated the historical use as a golf course since the early 1970's. A previous 1989 Development Agreement encompassing the subject and the surrounding golf course permitted an 84 unit condominium tower. That development agreement and the PUD zoning has expired. Subsequent development plans for single family development were not approved.

# **Analysis & Conclusions**

## ***Highest and Best Use***

### **Process**

The highest and best use of the property must be determined for both the subject site as though vacant, and for the property as currently improved (if applicable). The highest and best use must be:

1. Physically possible for the site.
2. Permitted under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

### ***As Vacant***

#### **Permissible Use**

Zoning codes, land use plans, easements, and private deed restrictions often restricts permitted uses. With the expiration of the prior PUD zoning the zoning has reverted to the original Recreation zoning. Permitted uses include Playgrounds, Athletic fields, parks, beaches, piers, golf courses and ancillary buildings.

The Future Land Use designation is High Density Residential. Rezoning of the property would require a comp plan amendment due to the subject's non-conforming size for a new residential PUD. The townhouse neighborhoods adjacent to the former golf course have been developed at a density of 8 units per acre.

#### **Feasible Use**

The only use cited above under current zoning that provides an economically beneficial use is for a golf course. Demand for residential properties is high and that potential use is considered feasible as well.

#### **Possible Use**

As detailed in the site description section, the site's physical characteristics should reasonably accommodate any use that is not restricted by its size of 2.94 acres, or 128,154 square feet. However, it is not sufficient to support the only economically beneficial use under current zoning – a golf course.

The site could support residential development, assuming the property is re-zoned. Access would require a roadway from Central Avenue and re-location of a retention area or a bridge. Historically townhouse units have been developed in the neighborhood at a density of 8 units per acre. Development at a higher density would be highly speculative. The site topography is undulating which would increase site preparation costs for any new construction.

#### **Maximum Profitability**

Residential – multi-family the only use that meets the previous three tests. Accordingly, it is concluded to be maximally profitable, and the highest and best use of the site, as if vacant. This use, however, is speculative at this point in time considering rezoning is required.

#### ***Most Probable Buyer:***

A land speculator or developer.

## ***Sales Comparison Approach***

### ***Introduction***

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

The appraisal problem at hand requires a hypothetical assumption that some sort of residential development is permitted. The property has no economically beneficial use under current zoning. While there are numerous political and practical hurdles to jump before re-zoning is obtained, the hypothetical assumption is necessary in this instance. The appraiser's client is the City of Flagler Beach and the intended use of the appraisal is to make an offer on the property. An economically beneficial use for valuation purposes is necessary.

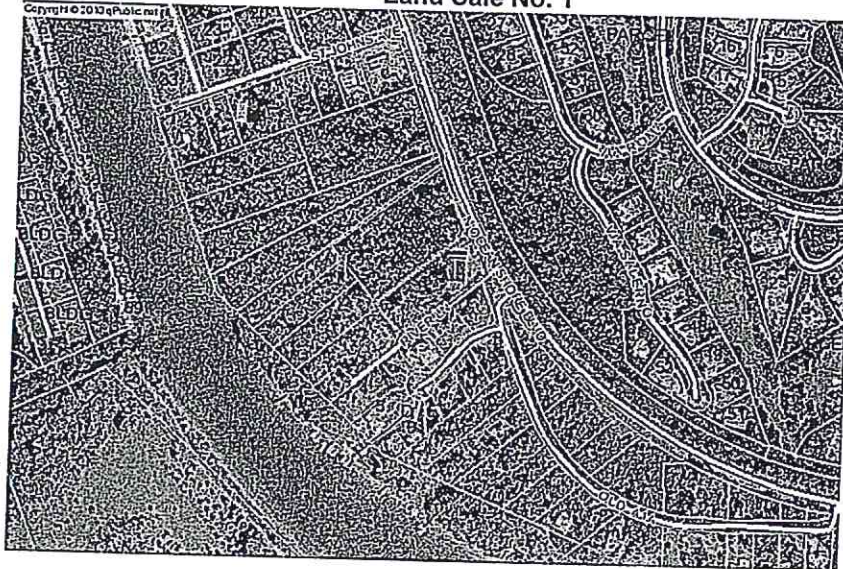
Neighboring Cities in Volusia County have been actively acquiring parcels for public use for recreation and beach parking. Most of these are oceanfront and have been acquired for prices over \$1,000,000 per acre. These acquisitions have been in the core tourist areas of the Greater Daytona Beach area. Furthermore these acquisitions were on land zoned for high rise hotels or condominiums.

The subject location is not near any commercial development nor is it direct oceanfront with good access at the present time. We searched for recent sales on the barrier island that were speculative. Meaning they were purchased for future development that will require government approvals and permitting before development can proceed. None are entitled properties.

Three recent sales have been selected for this analysis



# Land Sale No. 1



## Property Identification

Property ID	814
Property Type	Commercial Land
Property Name	Former Fruit Stand
Address	4366 N. Oceanshore Blvd.
City, State Zip	Palm Coast, Florida 32136
County	Flagler
Tax ID	38-1131-0000-02123-0000

## Sale Data

Seller	Hancock Bank
Buyer	Benjamin W Lacy IV
Sale Status	Closed
Sale Date	08-09-2013
Property Rights	Fee Simple
Conditions of Sale	Bank REO
Market Time	462
Contract Price	\$200,000
Adjustments \$	\$0
Adjusted Price	\$200,000

## Land Data

Total Land Size	1.70 acres or 74,052 SF
Useable Land Size	acres or SF
Topography	Gently Sloping
Front Footage	Oceanshore Blvd.
Zoning Code	RC Residential/Commercial

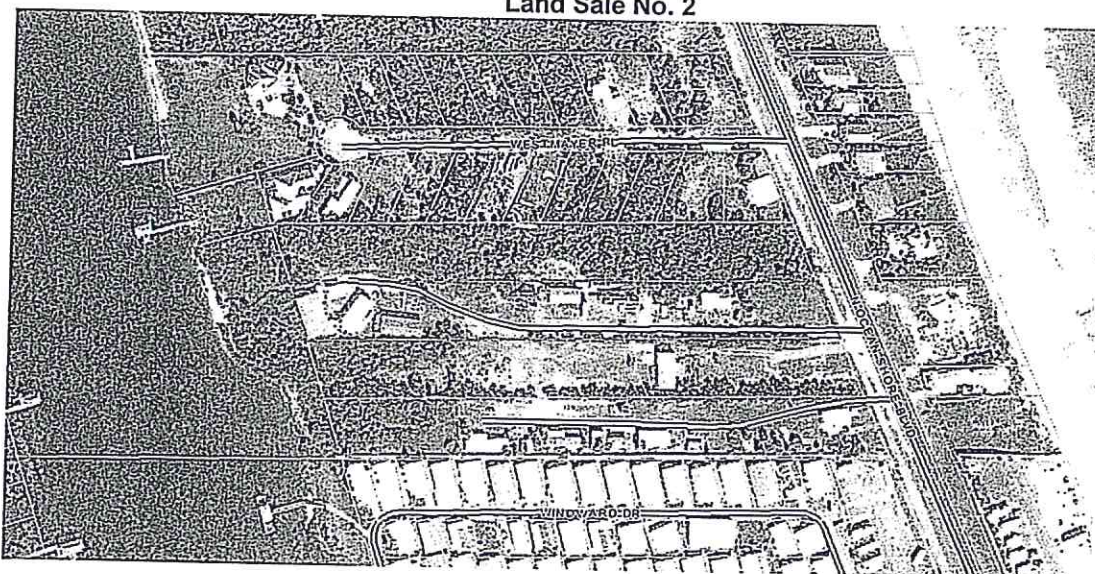
## Indicators

Sale Price/Gross Acre	\$117,647 per Acre
Sale Price/Useable Acre	per Acre
Sale Price/Gross SF	\$2.70 per SF

## Remarks

Bank owned sale, property used to be The Orange Stand. Previous building was leveled, slab and parking lot remain. Before foreclosure it was being redeveloped as a 2-story medical building.

## Land Sale No. 2



### Property Identification

Property ID	7474
Property Type	Waterfront Land
Property Name	ICW Tract
Address	2924 N. Ocean Shore Boulevard
City, State Zip	Flagler Beach, Florida 32136
County	Flagler
Tax ID	26-11-31-0000-01100-0000

### Sale Data

Seller	Ken & Sandy Janowski
Buyer	Barnhill Beverly Beach, LLC
Sale Status	Closed
Sale Date	12-18-2014
Deed Book/Page	2040/1108
Property Rights	Fee Simple
Conditions of Sale	Normal
Market Time	766
Financing	Cash
Verification	MLS, public records
Listing Price	\$495,000
Contract Price	\$320,000
Adjustments \$	\$0
Adjusted Price	\$320,000

### Land Data

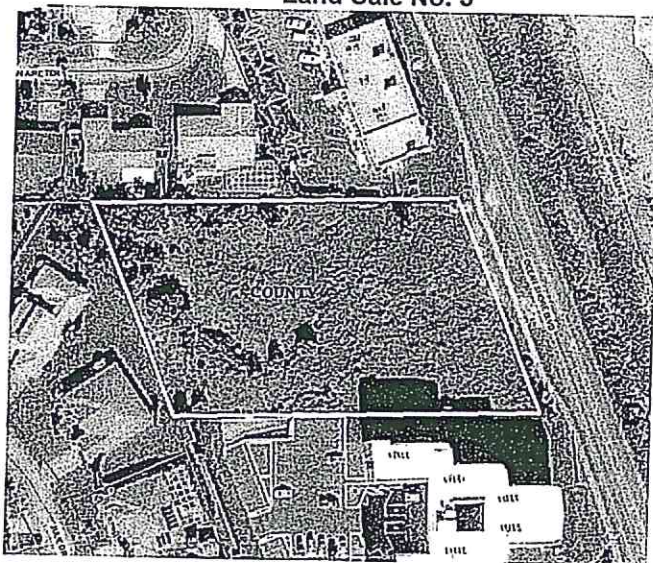
Total Land Size	1.89 acres or 82,345 SF
Useable Land Size	1.89 acres or 82,345 SF
Front Footage	100 100' of frontage on the Intracoastal Waterway.
Depth (Feet)	823
Shape	Narrow rectangle
Access	Average
Zoning Code	R/C & R-1 Residential/commercial & Rural residential



Indicators

Sale Price/Gross Acre	\$169,278 per Acre
Sale Price/Useable Acre	\$169,278per Acre
Sale Price/Gross SF	\$3.89 per SF
Sale Price/Useable SF	\$3.89 per SF
Sale Price/Front Foot	\$3,190.11

### Land Sale No. 3



#### Property Identification

Property ID	5452
Property Type	Multi-Family Land
Property Name	Multi-Family Land
Address	3370 Ocean Shore Boulevard
City, State Zip	Ormond Beach, Florida 32176
County	Volusia
Tax ID	3216-10-03-0010

#### Sale Data

Seller	FCB Commercial Land Holdings
Buyer	Eastside Equities, LLC
Sale Status	Closed
Sale Date	12-05-2013
Deed Book/Page	6936/2623
Property Rights	Fee Simple
Conditions of Sale	Typical
Market Time	~40
Financing	Cash to Seller
Verification	, Other sources: Loopnet; Public Records
Listing Price	\$395,000
Contract Price	\$375,000
Cash Equivalent Price	\$375,000
Sale Adjustments	Bank-Owned
Adjustments \$	\$0
Adjusted Price	\$375,000

#### Land Data

Total Land Size	1.36 acres or 59,242 SF
Useable Land Size	acres or SF
Topography	Gently Sloping
Front Footage	200 A1A
Depth (Feet)	320
Utilities	All
Shape	Rectangular
Access	Average
Zoning Code	R-8 Urban Multi-Family Residential
Site Description	



**Indicators**

Sale Price/Gross Acre	\$275,735 per Acre
Sale Price/Useable Acre	per Acre
Sale Price/Gross SF	\$6.33 per SF
Sale Price/Front Foot	\$1,875.00

**Remarks**

This is the sale of a bank-owned multi-family site that was originally proposed for development of 35 units as the third phase of the Fairwind Shores Condominium Development. These entitlements have expired; however, and 27 multi-family units are currently permitted. The land slopes down to the rear and a low area is located in this portion. Some level of fill will probably be required. Deeded beach access was not transferred with the property but an arrangement was being made to deed the dune-side access extending north from the neighboring Fairwind Shores for a nominal consideration.

## Location Map



## Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

The unadjusted price range indicated by these sales was \$117,647/acre - \$275,000 per acre. The low end of the range reflects the price paid for a non-waterfront lot zoned residential/commercial in the unincorporated Hammock area of the county. The highest price reflects the price for an ocean view tract. All of the sales are superior to the subject in terms of access. And for this reason, a value indication for the subject will fall below this range.

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.



Land Sales Grid				
	Subject	Comparable 1	Comparable 2	Comparable 3
Address	3600 S Central Ave	4366 N. Oceanshore Blvd.	2924 N. Ocean Shore Boulevard	3370 Ocean Shore Boulevard
City	Flagler Beach	Palm Coast	Flagler Beach	Ormond Beach
Sale Date	N/A	8/9/2013	12/18/2014	12/5/2013
Sale Price	N/A	\$200,000	\$320,000	\$375,000
Sale Price/Gross Acre		\$117,647.06	169278.1346	\$275,735.29
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	0.00%	0.00%	0.00%	0.00%
Financing		Cash	Cash	Cash
Adjustment		0.00%	0.00%	0.00%
Conditions of Sale		Bank REO	Normal	Normal
Adjustment		10.00%	0.00%	0.00%
Market Conditions	6/12/2015	8/9/2013	12/18/2014	12/5/2013
Adj. Price / Gross Acre		\$129,412	\$169,278	\$275,735
Location	Barrier Island -	Similar	Barrier Island - ICW	Ocean View
Comparison				
% Adjustment		0.00%	-50.00%	-50.00%
\$ Adjustment		\$0.00	-\$84,639.07	-\$137,867.65
Access/Exposure	Below Avg	Average	Average	Average
Comparison				
% Adjustment		-15.00%	-15.00%	-15.00%
\$ Adjustment		-\$19,411.76	-\$25,391.72	-\$41,360.29
Gross Land Size	2.94	1.70	1.89	1.36
Comparison				
% Adjustment		-5.00%	-5.00%	-5.00%
\$ Adjustment		-\$6,470.59	-\$8,463.91	-\$13,786.76
Zoning	Rec	RC	R/C & R-1	R-8
Comparison				
% Adjustment		0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00
Final Adjusted Price		\$103,529	\$50,783	\$82,721
dpClassicLandGridGrossAc				
Weighting, 1-10		10	10	10
Weighted Average		\$79,011		
Average		\$79,011		
Reconciled Value		\$80,000		

## ***Comparable Land Sale Adjustments***

### **Property Rights**

Rights conveyed may be leased fee, fee simple, leasehold or partial interests. Unless noted otherwise, the property interests conveyed are similar.

### **Financing**

Seller Financing or assumption of existing financing at non-market terms may have influence the purchase price.

### **Conditions of Sale**

Extraordinary motivations on the part of the seller or buyer may influence the sale price. Adjustments are made for transactions involving bank owned properties due to atypical seller motivation.

### **Economic Trends**

This considers changes in the economic environment of time that affect value. These include local, national and worldwide economies. Recent sales were considered.

### **Location**

This considers influences in the market or submarket area and surrounding land uses. The subject is within a shore walking distance from the beach. Sale 2 is an old mobile home park site with 100' frontage on the Intracoastal Waterway but no convenient access to the ocean. The waterfront location is superior requires a sizable downward adjustment. The same goes for Sale 3 which is located on the west side of A1A with riparian rights on the east side of the highway for beach access. This sale property also has superior unobstructed ocean view. A -50% adjustment is applied to the sale price.

### **Access/Exposure**

Linkages, ease of access, visibility and traffic counts are considered. Currently there is no improved access to the subject site and it has no highway exposure. All of the sales are superior in this respect and a -15% adjustment is applied

### **Size**

Generally an inverse relationship exists between land size and the unit value. The sales were smaller sites and the prices are adjusted -5%.

### **Zoning**

Zoning determines the allowable density and use of the property. In certain zones the cities may offer incentives for new development. Development of the sale properties will require PUD approval. Sale 1 Residential/Commercial zoning is problematical for most commercial development and site plan and or PUD approval will be required. The same holds true for Sales 2 and 3. There are no entitlements for the properties and PUD approval is most likely required for future development.



### ***Sales Comparison Approach Conclusion – Land Valuation***

The adjusted values of the comparable average to \$79,011. All of the value indications have been considered, and in the final analysis, weight had been given to the average of the range in arriving at my final reconciled value of \$80,000 per acre

$$2.94 \times \$80,000 = \$235,200$$

\$235,000:

**Two Hundred Thirty Five Thousand Dollars**

As a test of reasonableness, the potential density at 8 units per acre or 23 units would indicate a price of \$10,200 per unit. Three recent multi-family transactions in the market area were considered and support the opinion of value. :

Location	Price	Price/Unit	Comments
3370 Ocean Shore Boulevard, Ormond Beach	\$375,000	\$13,392	Ocean view and access
Landing Blvd, Palm Coast	\$700,000	\$9,589	Town Center, Palm Coast location, entitled for apartments
1479 Shady Place, Daytona Beach	\$1,700,000	\$11,805	Site had approvals for 144 units obtained by seller.

## Exposure Time

Terminology abounds in the real estate appraisal profession. Two related but different concepts that are often confused are Exposure Time and Marketing Time. USPAP specifically addresses the confusion.

Term	Definition	Explanation
Exposure Time (Statement 6)	<i>"... the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal".</i>	Backward looking; ends on the effective value date. Based on factual, past events.
Marketing Time (Advisory Opinion 7)	<i>"... an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value during the period immediately after the effective date of the appraisal".</i>	Forward looking; starts on the effective value date. A forecast based on expectancies of future occurrences.

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein. We estimate an "As Is" marketing time of approximately 12 months

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. We estimate and "As Is" exposure time of approximately 12 months



## **Certification Statement**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusion were developed, and this report has been prepared in conformity with the requirements of the Code of Profession Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.
- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- T. James Cooksey is a designated member of the Appraisal Institute and has completed the continuing education program prior to this preparation date.
- John SL Engle, Registered Trainee Appraiser RI23865, assisted in the creation of this report, including research and file set up totaling 3 hours.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.
- T. James Cooksey has personally inspected the subject property.



T. James Cooksey, MAI, CCIM  
State-Certified General Real Estate Appraiser  
RZ343

# Addenda

## Client Engagement Letter



06/09/2015 10:28

(FAX)

P.001/002



**COOKSEY & ASSOCIATES, INC.**  
Real Estate Appraisers, Consultants

TO: Jim  
Cooksey

P. O. Box 791559, Ormond Beach, FL 32175 • Tel: 386.252.1293 • Fax 386.254.6992 • [www.cookseyassociates.com](http://www.cookseyassociates.com)

May 13, 2015

Bruce Campbell  
City Manager  
City of Flagler Beach  
P.O. Box 70  
Flagler Beach, FL 32136-0070  
386-617-2000, ext. 237  
[BCampbell@CityofFlaglerBeach.com](mailto:BCampbell@CityofFlaglerBeach.com)

Re: 2.84 acres - Ocean Palm  
Flagler Beach, FL 32136

Dear Mr. Campbell

Thank you for giving us the opportunity to provide appraisal services for the above referenced property. This letter serves as a formal agreement, upon acceptance, to prepare an appraisal with the following scope.

Report Type  
Intended Use  
Intended Users  
Property Interest  
Highest & Best Use Analysis  
Approaches to Value  
Effective Date  
Property Type  
Parcel Number/s

Narrative Summary Appraisal Report  
Decision Making for Possible Acquisition  
City of Flagler Beach  
Fee Simple - "as is"  
Fundamental Analysis  
Sales Comparison  
Current  
Vacant Land  
28-12-32-0000-01010-0010

The appraisal will be prepared in accordance with the Uniform Standards of Professional Practice and subject to the attached Standard Assumptions & Limiting Conditions.

Our report will be submitted to you within approximately 2 weeks from acceptance at a fee of \$1500. If you agree to the terms of this proposal, please indicate your authorization to proceed by signing below and sending via fax to 386-254-6992 or email to [info@cookseyassociates.com](mailto:info@cookseyassociates.com).

We look forward to being of service.

Sincerely,

Cooksey & Associates, Inc.

Accepted:

2nd Acceptance  
Bruce Campbell  
JUNE 9, 2015

1st Sent MAY 14, 2015

Received Time Jun. 9. 2015 10:22AM No. 4055



### *Limiting Conditions and Assumptions*

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Cookesey & Associates. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoll or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation. Absolute determination requires an elevation certificate by a qualified surveyor.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Cookesey & Associates' regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Received Time Jun. 9. 2015 10:22AM No. 4055

## ***Qualifications of Appraiser***

***T. James Cooksey, MAI, CCIM***

***State-certified general real estate appraiser RZ343***

### ***Education***

Bachelor of Arts Degree, Behavioral Science, University of South Florida, 1973 with minor studies in accounting & economics.

### ***Partial List of Specialized Appraisal & Real Estate Education:***

Course 101 - Introduction to Appraising Real Property, 1976  
Course 102 - Applied Residential Property Valuation, 1984  
Course 201 - Principles of Income Property Appraising, 1984  
Course 202 - Applied Income Property Valuation, 1985  
Appraisal Regulations of the Federal Banking Agencies Seminar, 1991  
Case Studies, University of San Diego, Appraisal Institute, June 10-15, 1991  
Litigation Valuation, University of Colorado, Appraisal Institute, June, 1992  
Business Valuation Parts I & II, Appraisal Institute, 1996  
Market Analysis of Commercial Real Estate, CIREA, 1997  
Eminent Domain – September 27, 1998  
Highest & Best Use Applications – Appraisal Institute 1998  
Partial Interest Valuation, Divided – Appraisal Institute, September 8, 2000  
Marina Valuation – International Marina Institute, January 2002  
Separating Real & Personal Property from Intangible Business Assets, May 2002  
Subdivision Analysis-November 2003  
Eminent Domain Conference – CLE, Tampa October 2004  
Computer Enhanced Cash Flow Modeling, Appraisal Institute, February 2006  
Uniform Appraisal Standards for Federal Land Acquisitions, April 2007  
Analyzing Distressed Real Estate, December 2007  
Supervisor/Trainee Roles & Relationships, November 2010  
Ad Valorem Tax Consultation, 2010  
Small Hotel/Motel Valuation, Appraisal Institute, 2010  
Feasibility, Market Value, Investment Timing: Option Value, Appraisal Institute 2010  
Business Practices and Ethics, Appraisal Institute December 2012  
Florida State Law for Real Estate Appraisers, February 2012  
USPAP Update – McKissock, November 2012  
Appraisal Curriculum Overview – General, Appraisal Institute, November 2012  
Review Theory – General, Appraisal Institute July 2014

### ***Employment History***

Military	1968-1970 USAF, Weather Observer
Banking	1974 – 1976 Florida National Bank, St. Petersburg, FL, Credit Analyst 1976 – 1981 Ellis Banking Corporation, Bradenton, Flagler County and Ormond Beach, FL; Holding Company Staff Auditor, Bank Operations & Vice President, Commercial Lending
Appraisal	1981 – Present. Cooksey & Associates, f/k/a Massie Appraisal Company acquired after retirement of founder E.R. Massie, Jr. MAI, JD in 1987
Teaching	Adjunct professor Daytona Beach Community College, Real Estate Appraisal State Certification (AB1) 1989 - 2003



## Appraisal Experience

Vacant land and acreage, subdivisions, farms, single family residences, mobile home parks, condominiums, motels, timeshare projects, banking facilities, warehouses, industrial, apartment projects, retail stores, shopping centers, office buildings gas station/convenience stores, restaurants, condemnation/litigation and market/feasibility studies.

## Partial List of Clients:

Bank of America	Florida Community Bank	City of Port Orange
Fifth Third	PNC	City of Daytona Beach
National City Bank	Main Street Bank	Florida Power & Light
RBC Bank	Surety Bank	FDIC
Wells Fargo	Gateway Bank	Harbor Community Bank
Floridian Bank	Regions Bank	Dept. of Natural Resources
Intracoastal Bank	Prosperity Bank	International Speedway Corp
Hancock Bank	BB&T	City of Flagler Beach
Halifax Health Systems	Flagler County Commission	Daytona State College
City of Ormond Beach	Volusia County Public Works	Embry Riddle University
Space Coast Credit Union	Florida Hospital – Adventist Health	Bethune- Cookman University

## Professional Memberships

- MAI - Member of the Appraisal Institute
- CCIM, Certified Commercial Investment Member - Commercial Investment Real Estate Institute
- Candidate for AI-GRS, Appraisal Institute. Application pending
- State of Florida Certified General Real Estate Appraiser #0000343
- Licensed Real Estate Broker, Member of Daytona Beach, Flagler County and New Smyrna Beach Board of Realtors
- Past President - Appraisal Institute, Volusia/Flagler Chapter, 1991; Current Chairman of the Admissions Committee of East Florida Chapter of Appraisal Institute
- Ormond Beach Rotary Club, Board of Directors

## Continuing Education Requirement

The Appraisal Institute conducts a program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. I have completed the requirements under the continuing education program of the Appraisal Institute.

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ343	

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2016

COOKSEY, T JAMES  
1230 N US HIGHWAY 1 UNIT 28  
ORMOND BEACH FL 32174







Flagler County Property Appraiser			
Parcel: 29-12-32-0000-01010-0010 Acres: 2.94			
Name:	CARRIBBEAN CONDOMINIUM LIMITED	Land Value	73,500
Site:	3600 CENTRAL AVE S	Building Value	0
Sale:	100,000 on 11-2001 Reason=Q Qual=Y	Misc Value	1,437
Mail:	PARTNERSHIP 530 RIVERSIDE DRIVE ORMOND BEACH, FL 32176	Just Value	74,937
		Assessed Value	74,937
		Exempt Value	0
		Taxable Value	74,937



The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—  
Date printed: 04/24/15 : 09:35:55





# City of Flagler Beach

## AGENDA ITEM # 8

### Item Summary and Recommendation

**SUBJECT:** Consider appointments to the Personnel Advisory Review Board.

**BACKGROUND:** Two seats are vacant on the Personnel Advisory Review Board. Mr. Gagnon has served on this board since 2008 and would like to renew his three-year term. Three additional applications are included for your consideration.

**ATTACHMENTS:** Board Member list, applications, ranking sheet.

**SUBMITTED BY:** Penny Overstreet, City Clerk





Personnel Advisory Review Board  
Ranking Sheet for Open Positions

***Please rank each member 1-4, with 1 being the highest score. The applicant receiving the two (2) lowest scores will be selected. Incomplete scoring sheets will be returned to you.***

Applicant							
<i>Alphabetical Order</i>	Mayor	Carney	McGrew	Mealy	Settle	Shupe	Totals
Jamie L. Bullock							
Adam Dennis							
Eric Gagnon							
Allen D. Whetsell							

PLEASE MARK YOUR SELECTIONS AND RETURN TO CLERK AFTER INTERVIEW PROCESS.

## PERSONNEL ADVISORY REVIEW BOARD

---

<b>Vacant</b>	May 10, 2015	May 09, 2018
 Ralph Campanozzi 3580 S. Oceanshore Blvd. #503 Flagler Beach, FL 32136 (386) 439-5279	May 10, 2013 -	May 09, 2016
 Peter Sepe 235 Ocean Palm Drive Flagler Beach, FL 32136 (386) 693-4141 <a href="mailto:235opfla@gmail.com">235opfla@gmail.com</a>	May 10, 2013 -	May 09, 2016
 Patti Powell 719 N. Central Avenue Flagler Beach, FL 32136 386-517-0590 <a href="mailto:powell.patti@gmail.com">powell.patti@gmail.com</a>	May 10, 2015 - reappointed to term 06-11-2015	May 9, 2018
 <b>Vacant</b>	May 10, 2015 -	May 09, 2018

This board meets on an as needed basis. Term of office is three years. A quorum is three members. Term of office of chairperson is one year and election is held at the first meeting of the year. Ordinance 94-1 and 2001-22 cover this board.



**CITY OF FLAGLER BEACH**  
**ADVISORY BOARD AND COMMITTEE APPLICATION FORM**  
(Please fill out form completely)

Name: Jamie L. Bullock Date: 6/26/15  
Physical address: 1120 Lantana Ave, Flagler Beach, FL 32136  
Mailing address: P.O. Box 1678 Flagler Beach, FL 32136  
Home phone: \_\_\_\_\_ Daytime phone: (844) 593-1850  
Fax: \_\_\_\_\_ E-Mail: timeshareagent@yahoo.com  
Occupation: IBO

Number of years of City residence: 2 Own: ☒ Rent: \_\_\_\_\_

Are you registered to vote in Flagler County? Yes ☒ No \_\_\_\_\_

Identify the board(s) or committee(s) to which you request appointment:

Personal Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): I would like to become more involved with the community and a genuine interest in the City of Flagler Beach.

How many City Commission/board meetings have you attended in the last 2 years? 2

Have you ever served on a City advisory board or committee in the past?

Yes \_\_\_\_\_ No ☒

If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. L. Bullock  
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2<sup>nd</sup> Street, Flagler Beach, Florida 32136

**CITY OF FLAGLER BEACH**  
**ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

(Please fill out form completely)

Name: Adam Dennis Date: 6/26/15  
Physical address: 114 N. Palmetto Ave Flagler Beach, FL 32136  
Mailing address: \_\_\_\_\_  
Home phone: \_\_\_\_\_ Daytime phone: (386) 338-4459  
Fax: \_\_\_\_\_ E-Mail: beachsideadam@gmail.com  
Occupation: \_\_\_\_\_

Number of years of City residence: 3 Own: \_\_\_\_\_ Rent: X

Are you registered to vote in Flagler County? Yes X No \_\_\_\_\_

Identify the board(s) or committee(s) to which you request appointment:

Personal Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

I would like to become more involved with my community and have several years experience working in COs pol.

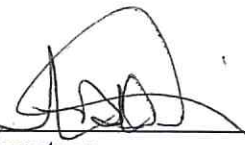
How many City Commission/board meetings have you attended in the last 2 years? 0

Have you ever served on a City advisory board or committee in the past?

Yes \_\_\_\_\_ No X

If yes, please describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2<sup>nd</sup> Street, Flagler Beach, Florida 32136



**CITY OF FLAGLER BEACH**  
**ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

*(Please fill out form completely)*

Name: ERIC GAGNON Date: 6-13-08

Physical address: 1955 NORTH CENTRAL AVENUE

Mailing address: P.O. BOX 387 FLAGLER BEACH 32136

Home phone: 439-0934 Daytime phone: 404-593-4193

Fax: 888-668-8625 E-Mail: ERIC@WESSELLRESTAURANTS.COM

Occupation: PRESIDENT

Number of years of City residence: 6 YRS Own: 6 YRS Rent: \_\_\_\_\_

Are you registered to vote in Flagler County? Yes X No \_\_\_\_\_

Identify the board(s) or committee(s) to which you request appointment:

PERSONS

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

FORMER PRESIDENT OF ISLS OF PALMS CHAMBER OF COMMERCE, DEGREE IN HUMAN RESOURCES, MANAGED SEVERAL LARGE CORPORATE DEPARTMENTS, STILL HAVE MANY PEOPLE UNDER MY SUPERVISION. OVER 16 YEARS EXPERIENCE IN HANDLING AND MANAGING PEOPLE  
How many City Commission/board meetings have you attended in the last 2 years? 3 WATCHED MANY ON GOVERNMENT CHANNEL

Have you ever served on a City advisory board or committee in the past?

Yes \_\_\_\_\_ No X

If yes, please describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2<sup>nd</sup> Street, Flagler Beach, Florida 32136

**CITY OF FLAGLER BEACH**  
**ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

*(Please fill out form completely)*

Name: Allen D. Whetsell Date: 6/17/2015

Physical address: 919 B. North Oceanshore Blvd., Flagler Beach FL 32136

Mailing address: Same

Home phone: 386-503-4004 Daytime phone: 386-439-5400

Fax: 386-439-5415 E-Mail: adwhetsell@aol.com

Occupation: General Manager/Senior Partner Craig-Flagler Palms Funeral Home  
Memorial Gardens and Crematory

Number of years of City residence: 14 Own:        Rent: xx

Are you registered to vote in Flagler County? Yes xx No       

Identify the board(s) or committee(s) to which you request appointment:

Personnel Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): I am General Manager and day to day operations manager for the only family owned Funeral Home, Cemetery and Crematory with vast supervisory experience with a Staff of 8 Full time and 15 part time employees and an operating budget of several million dollars. I also have served as a member and president of numerous civic and charity boards  
How many City Commission/board meetings have you attended in the last 2 years? 3 in Flagler County.

Have you ever served on a City advisory board or committee in the past?

Yes        No x

If yes, please describe:       

  
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2<sup>nd</sup> Street, Flagler Beach, Florida 32136