

City of Palm Coast, Florida Agenda Item

Agenda Date: June 18, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #

Subject: RESOLUTION 2024-XX APPROVING HAMMOCK AT PALM HARBOR
SUBDIVISION FINAL PLAT - APPLICATION NO. 5679

Presenter: Estelle Lens, A.I.C.P., Planner and Dennis R. Leap, P.E., Site Development
Manager

Attachments:

1. Presentation
2. Resolution
3. Final Plat

Background:

This is a quasi-judicial item, please disclose any ex parte communication.

The application, submitted by Hammock Town Homes, Inc., proposes to plat and subdivide approximately 15.023 acres of land into 51 townhouse unit lots and 4 tracts.

Hammock at Palm Harbor is located on the south side of Club House Drive approximately 200' west of Palm Harbor Parkway. The Future Land Use Map is Residential; and the Official Zoning is Multi Family Residential (MFR-1).

The project was originally approved as a multifamily (condominium) project for:

- 112 – Three-bedroom condos.
- Approved 2005.
- All the initial infrastructure was constructed and inspected.
- Only one building consisting of seven units with garages, a separate garage building providing four spaces, and the amenity center with pool were constructed.
- The project was never completed.

The remainder of the project was resubmitted as a townhouse plat for:

- 51 townhouse units.
- The Subdivision Master Plan was approved in June 2022 by PLDRB.
- The Preliminary Plat was approved in August 2023.
- Site Development Permit was issued in September 2023 in accordance with the approved construction plans filed with the approved preliminary plat.

The applicant is not required to provide a performance surety bond prior to plat approval because all infrastructure has been completed.

The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.

Recommended Action:

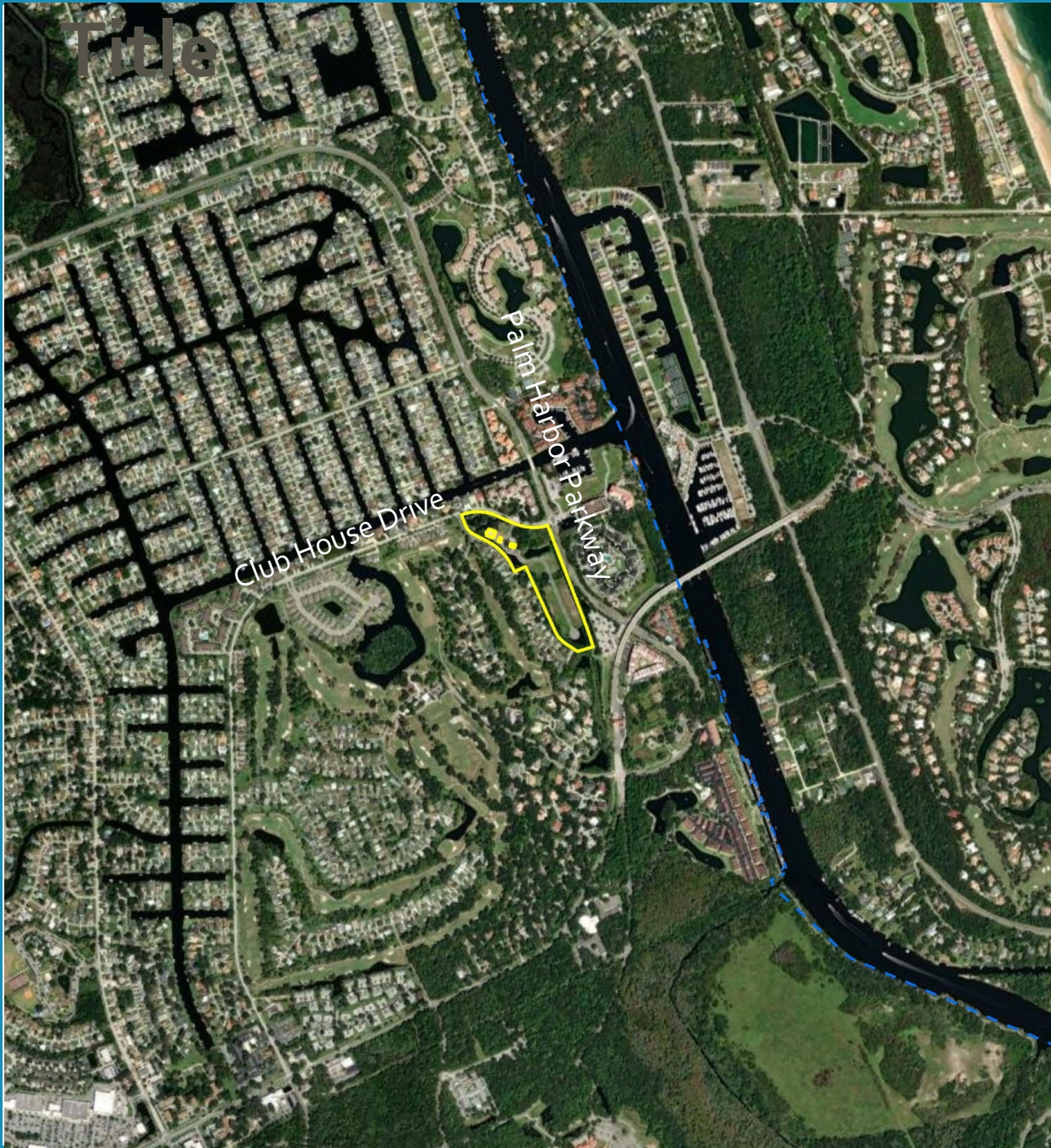
ADOPT RESOLUTION 2024-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5679

Hammock at Palm Harbor Final Plat

City Council Public Hearing
on June 18, 2024



Title

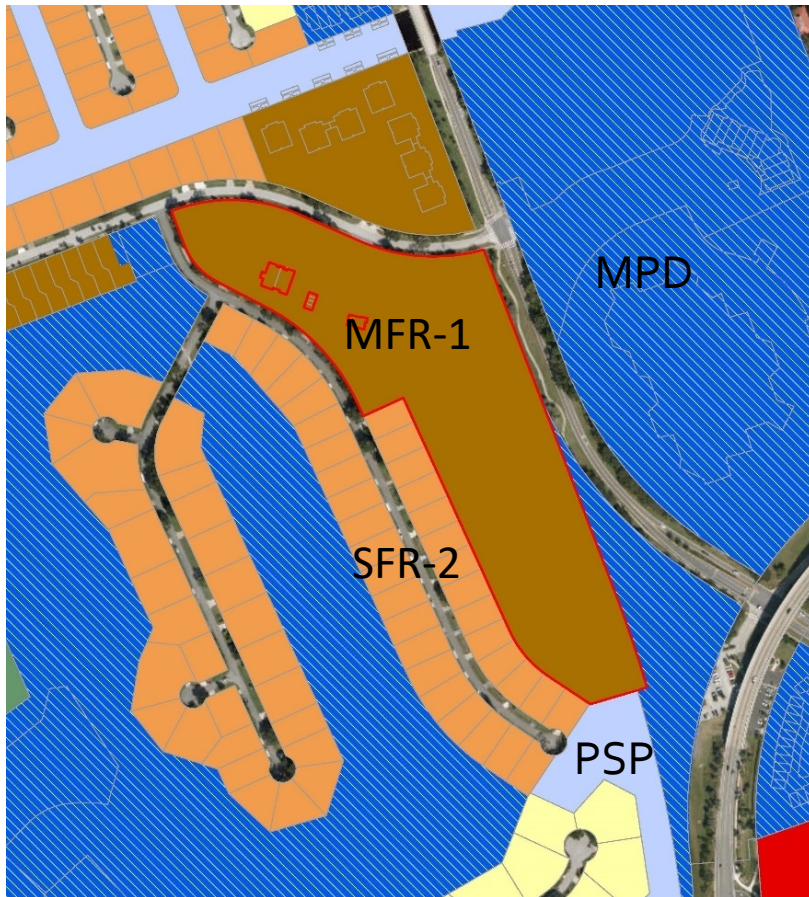


Location Map

Hammock at Palm Harbor

- 15.023 +/- acres
- Located on the south side of Club House Drive approximately 200' west of Palm Harbor Parkway

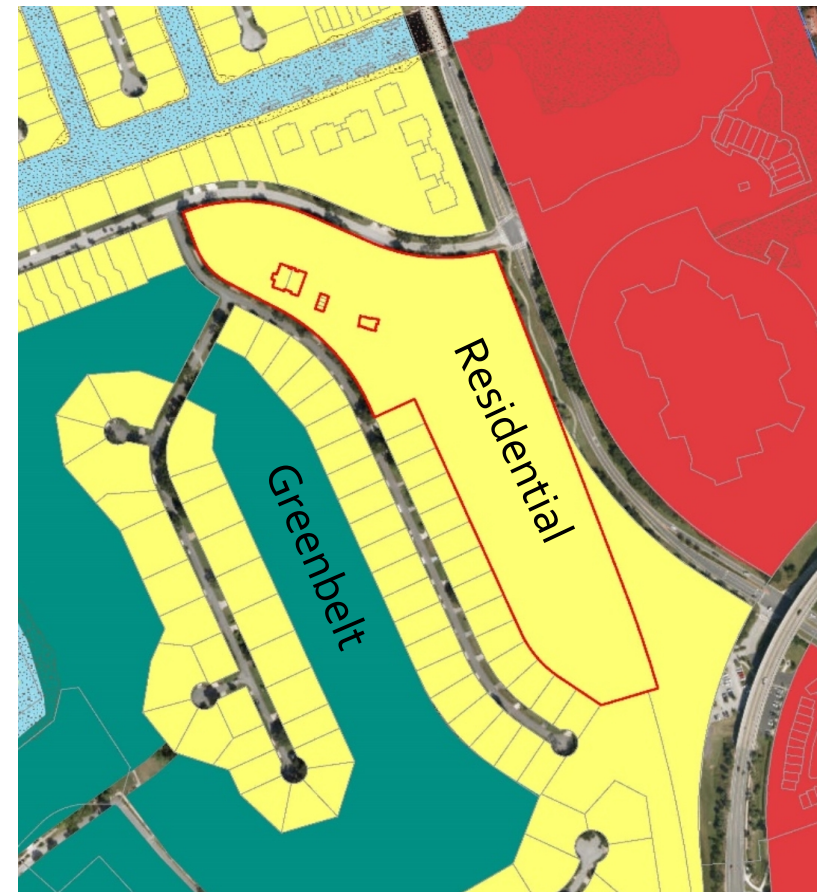
Zoning Map



Zoning designation

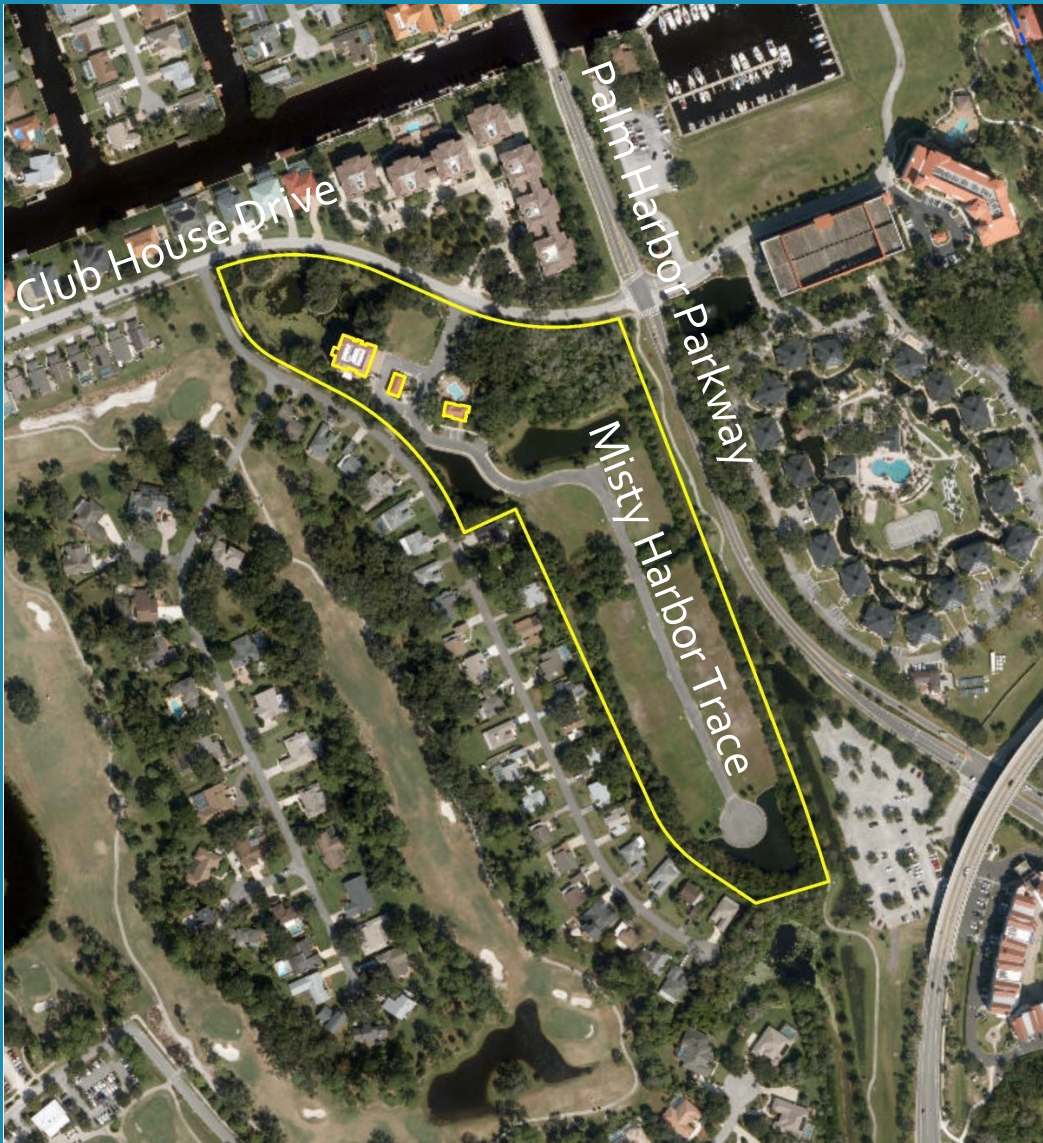
- MFR-1

Future Land Use Map



FLUM designation

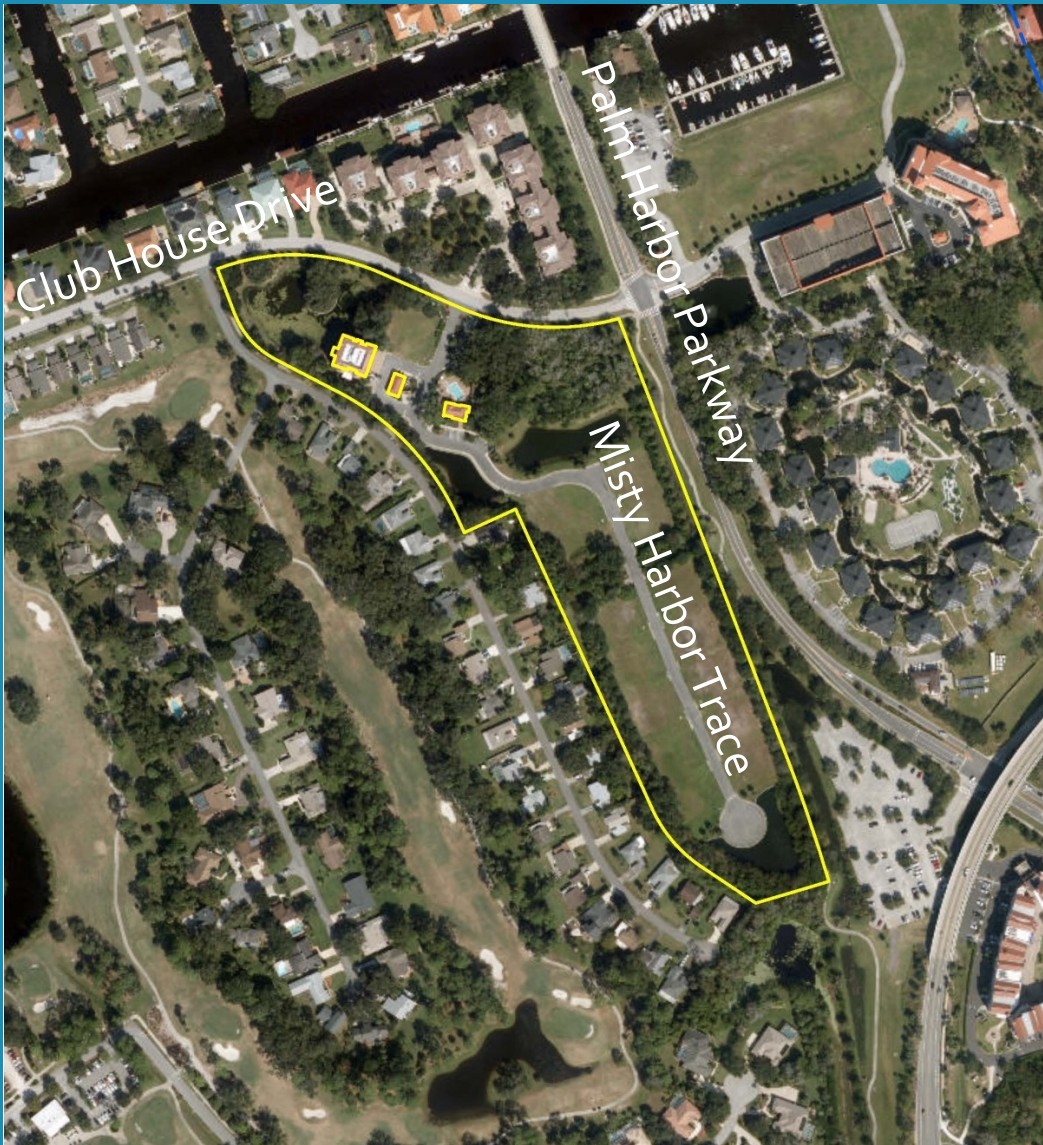
- Residential



Background

Hammock at Palm Harbor was originally approved as a multifamily (condominium) project for:

- 112 – Three-bedroom condos
- Approved 2005
- All the initial infrastructure was constructed and inspected
- Only one building consisting of 7 units with garages, a separate garage building providing four spaces, and the amenity center and pool were constructed
- The project was never completed



Background

The remainder of the project was resubmitted as a townhouse plat for 51 townhouse units.

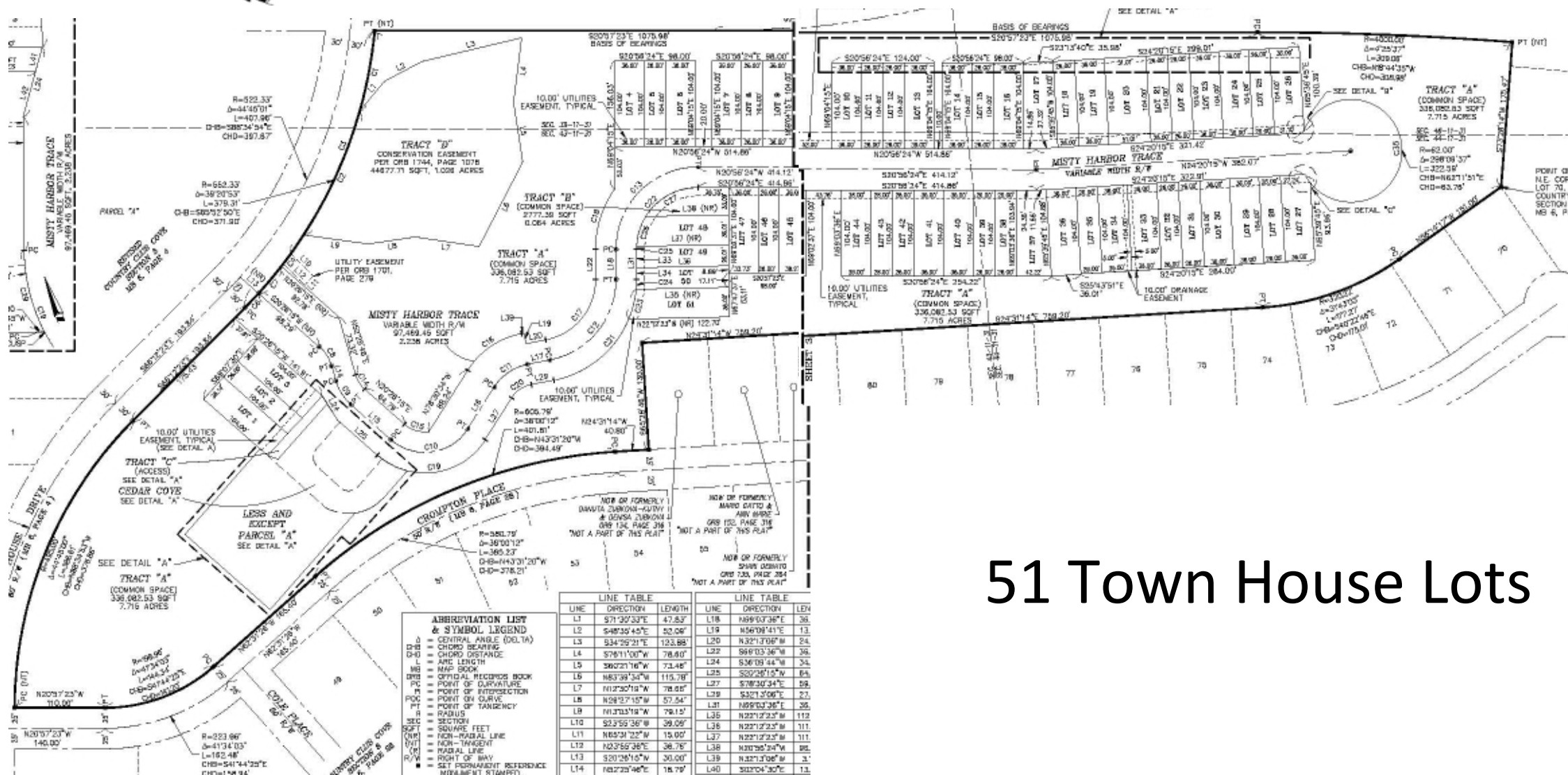
- The Subdivision Master Plan was approved in June 2022 by PLDRB
- The Preliminary Plat was approved in August 2023
- A Site Development Permit was issued in September 2023 to retrofit the utility connections



Construction Photos



PLAT LAYOUT



51 Town House Lots

Bonds

A performance bond for the infrastructure is not required since all infrastructure improvements have been completed.

Recommendation

Adopt Resolution 2024-XX approving the Final Plat for Hammock at Palm Harbor and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5679

RESOLUTION 2024-____
HAMMOCK AT PALM HARBOR FINAL PLAT – APPLICATION NO. 5679

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5679 FOR THE FINAL PLAT OF A PORTION OF SECTION 39, 43 44 AND 46, TOWNSHIP 11 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA; PROVIDING FOR EXECUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on February 13, 2024, Application No. 5679, (hereinafter “the application”) was submitted by Hammock Town Homes, Inc., to the City of Palm Coast Community Development Department for approval of approximately 15.023 acres of land into 51 townhouse units and 4 tracts; and

WHEREAS, the City has reviewed the development proposal and has determined that it is in accordance with the codes, ordinances, and land development regulations of the City; and

WHEREAS, the City has reviewed the development proposal and has determined that conditions are required to be satisfied prior to the Mayor executing the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the findings of the City Council of the City of Palm Coast.

SECTION 2. APPROVAL APPLICATION/FINDINGS.

(a). The City Council hereby approves the application for approval of 51 townhouse units lots and 4 tracts and hereby authorizes the Mayor of the City of Palm Coast to execute the Plat.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and Development of the

property will be subject to and consistent with and in compliance with applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

SECTION 3. 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 4. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 5. IMPLEMENTING ACTIONS. The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 18th day of June 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

HAMMOCK AT PALM HARBOR

A PORTION OF SECTIONS 39, 43, 44 AND 46, TOWNSHIP 11 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 1 OF 4

GENERAL NOTES:

- Nothing herein shall be construed as creating an obligation upon any governing body to perform an act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
- Bearings shown hereon are referenced to the West line of Palm Harbor Parkway as being South 20°57'23" East as recorded in Official Records Book 305, Page 184 of the Public Records of Flagler County, Florida.
- The subject property lies within Zone "X", as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, City of Palm Coast Community #120684, Panel #12035C0129 E dated June 6, 2018.
- All utilities shall be located underground.
- Do not use this plat for flood zone determination. The Flood Insurance Rate Map is subject to change, use the current approved firm for community panel number, date and flood zone determinations
- The lands shown hereon are subject to that certain City of Palm Coast Development Order Approval as recorded in Official Records Book 2813, Page 94 of the Public Records of Flagler County, Florida.
- The lands shown hereon are subject to Covenants and Restrictions as recorded in Official Records Book _____, Page _____ of the Public Records of Flagler County, Florida.
- This plat was prepared with the benefit of a "Plat Property Information Report" prepared by Chicago Title Insurance Company, signed by Matt Quigley, having an Order and File Number of 10658121 and dated April 9, 2024.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

NOTES REGARDING EASEMENTS:

- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; Provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The lands shown hereon are subject to that certain Utility Agreement for Water and Waste Water Service as recorded in Official Records Book 1508, Page 1107, of the Public Records of Flagler County, Florida.
- The lands shown hereon are subject to that certain Blanket Bellsouth Telecommunications Easement as recorded in Official Records Book 1679, Page 875, of the Public Records of Flagler County, Florida.
- The lands shown hereon are subject to that certain perpetual and unobstructed exclusive utility easement, free and clear of any and all encumbrances, for the purpose of installation and/or repair of water and sewer lines and facilities of every type or nature, in favor of the City of Palm Coast, a Florida Corporation, its successors and assigns, as recorded in Official Records Book 1701, Page 279, of the Public Records of Flagler County, Florida.
- The lands shown hereon are subject to that certain perpetual conservation easement, for the purpose of assuring that the property will be retained forever in its existing natural condition and to prevent any use of the property that will impair or interfere with the environmental value of the property, in favor of the St. Johns River Water Management District, a public body existing under Chapter 373, Florida Statutes, as recorded in Official Records Book 1744, Page 1078, of the Public Records of Flagler County, Florida. Filling, dredging, construction of structures of any kind are prohibited except those facilities that have been approved and permitted by the appropriate agencies. Disturbance of natural growth shall be restricted to the mitigation of wildlife and hazardous tree tree conditions that pose a direct hazard to structures. The City of Palm Coast shall have permission to access, inspect and, if necessary, take corrective action regarding the Conservation Easement.
- The lands shown hereon are subject to that certain Reciprocal Easement and Cost Share Agreement between Hammock Town Homes, Inc. and Hammock at Palm Harbor Condominium Association, Inc. as recorded in Official Records Book 2798, Page 1432, of the Public Records of Flagler County, Florida.

SURVEYOR'S REPORT:

- The error of closure for all figures shown hereon (exterior boundary, Right of Ways, lots and tracts) does not exceed 1 part in 35,000 at the 95% confidence level and is based on the labeled geometry as shown hereon. Said error of closure was calculated from and limited to the precision of the labeled geometry. Bearings are shown to the nearest second of arc and distances are shown to the nearest hundredth of foot.
- The intended use of the coordinates shown hereon is for Geographic Information System (GIS) base mapping purposes. Said coordinates are based on the Florida State Plane Coordinate System, East Zone, 1983 North American Datum, 2011 adjustment.
- All measurements shown hereon refer to the horizontal plane and are expressed in the U.S. survey foot and decimals thereof, in accordance with the definition of the U.S. survey foot adopted by the National Institute of Standards and Technology (NIST) and Section 177.091 (19), Florida Statutes.
- Section lines depicted hereon are graphic representations for informational purposes only and do not reflect field measurements unless otherwise noted.
- Do not use this plat for flood zone determination. The Flood Insurance Rate Map (FIRM) is subject to change. Use the current approved FIRM for community panel number, date and flood zone determinations.
- Attention is directed to the fact that this plat may have been altered in size by reproduction or digitization. This must be considered when obtaining scaled data. The scale of this plat is intended for full sized 24 inch by 36 inch sheets.

LEGAL DESCRIPTION / CAPTION

A parcel of land lying in Government Sections 39, 43, 44 and 46, Township 11 South, Range 31 East, Flagler county, Florida, being more particularly described as follows:

The Point of Beginning being the Northeast corner of Lot 70, Block 1, according to the subdivision map Country Club Cove Section 8, Palm Coast, recorded in Map Book 6, Pages 28 through 33, of the Public Records of Flagler County, Florida, thence North 56°14'17" West a distance of 151.00 feet to a Point of Curvature, concave Northeasterly, thence Northwesterly a distance of 177.27 feet along the arc of said curve to the right having a central angle of 31°43'03", a radius of 320.22 feet, a chord bearing of North 40°22'45" West and a chord distance of 175.01 feet to a Point of Tangency, thence North 24°31'14" West a distance of 759.20 feet, thence South 65°28'46" West a distance of 130.00 feet, thence North 24°31'14" West along the East Right-of-Way line of Crompton Place (50'R/W) a distance of 40.80 feet to a Point of Curvature, concave Southwesterly, thence Northwesterly a distance of 401.81 feet along the arc of said curve to the left having a central angle of 38°00'12", a radius of 605.79 feet, a chord bearing of North 43°31'20" West and a chord distance of 394.48 feet to a Point of Tangency, thence North 62°31'26" West a distance of 165.40 feet to a Point of Curvature, concave Northeasterly, thence Northwesterly a distance of 144.34 feet along the arc of said curve to the right having a central angle of 41°34'03", a radius of 198.96 feet, a chord bearing of North 41°44'24" West and a chord distance of 141.20 feet to a Point of Tangency, thence North 20°57'23" West a distance of 110.00 feet to a point on a non-tangent curve, concave Southerly, thence departing Crompton Place Easterly a distance of 386.61 feet along the arc of said curve to the right having a central angle of 44°45'00", a radius of 495.00 feet, a chord bearing of South 88°34'53" East and a chord distance of 376.86 feet to a Point of Tangency, thence South 66°12'23" East along the Southerly Right-of-Way line of Club House Drive (60'R/W) a distance of 193.84 feet to a Point of Curvature, concave Northerly, thence Southeasterly a distance of 379.31 feet along the arc of said curve to the left having a central angle of 39°20'52", a radius of 552.33 feet, a chord bearing of South 85°52'49" East and a chord distance of 371.90 feet to the Point of Intersection with a non-tangent line, thence departing Club House Drive South 20°57'23" East along the West Right-of-Way line of Palm Harbor Parkway a distance of 1075.98 feet to a Point of Curvature, concave Westerly, thence Southerly a distance of 309.06 feet along the arc of said curve to the right having a central angle of 04°25'37", a radius of 4000.00 feet, a chord bearing of South 18°44'35" East and a chord distance of 308.98 feet to the Point of Intersection with a non-tangent line, thence South 73°28'14" West along the North boundary line of the subdivision plat of Oaks North at Palm Coast recorded in Map Book 30, pages 2 and 3, a distance of 175.47 feet to the Point of Beginning.

LESS AND EXCEPT: (Parcel A)

A parcel of land lying in Government Section 43, Township 11 South, Range 31 East, Flagler County, Florida and being a portion of those certain lands described in Official Records Book 1183, Page 266 of the Public Records of Flagler County, Florida and being more particularly described as follows:

As a Point of Reference Commence at the Point of Intersection of the Easterly Right of Way line of Crompton Place, a 60.00 feet wide Right of Way, according to Country Club Cove Section 8, a subdivision, according to the map or plat thereof as recorded in Map Book 6, Page 28, of the Public Records of Flagler County, Florida and the Southerly Right of Way line of Club House Drive, a 60.00 feet wide Right of Way, according to said Country Club Cove Section 8 and Revised Country Club Cove Section 3, a subdivision, according to the map or plat thereof as recorded in Map Book 6, Page 4, of the Public Records of Flagler County, Florida; Said point lying on curve, concave Southerly and having a Radius of 495.00 feet; Thence Easterly along said curve and Southerly Right of Way line of Club House Drive, through a central angle of 44°45'00" an arc distance of 386.61 feet to the Point of Tangency of said curve; Said curve being subtended by a chord, bearing South 88°34'53" East and having a chord length of 376.86 feet; Thence South 66°12'23" East along said Right of Way line a distance of 175.43 feet; Thence South 20°26'15" West a distance of 141.91 feet; Thence North 69°07'30" West a distance of 98.00 feet to the Point of Beginning of the lands herein described; Thence South 02°04'30" East a distance of 13.21 feet; Thence South 69°31'00" East a distance of 89.70 feet; Thence South 36°09'44" West a distance of 22.94 feet; Thence South 20°26'15" West a distance of 64.79 feet to the Point of Curvature of a tangent curve, concave Easterly and having a radius of 87.00 feet; Thence Southerly along said curve through a central angle of 27°23'28" an arc distance of 41.59 feet to a point; Said curve subtended by a chord, bearing South 06°44'31" West and having a chord length of 41.20 feet; said point being the Point of Cusp of a non-tangent curve, concave Southwesterly and having a radius of 19.50 feet; Thence Westerly along said curve through a central angle of 09°47'43" an arc distance of 3.33 feet to the Point of Tangency of said curve; Said curve subtended by a chord, bearing North 64°39'54" West and having a chord length of 3.33 feet; Thence North 69°33'45" West a distance of 40.61 feet to the Point of Curvature of a tangent curve, concave Northeasterly and having a radius of 56.69 feet; Thence Northwesterly along said curve through a central angle of 40°54'47" an arc distance of 40.48 feet to a point; Said curve subtended by a chord, bearing North 49°01'46" West and having a chord length of 39.63 feet; Thence North 69°29'27" West a distance of 155.39 feet; Thence North 20°30'33" East a distance of 137.68 feet; Thence South 69°29'27" East a distance of 137.97 feet; Thence South 20°26'15" West a distance of 12.71 feet to the Point of Beginning and close.

Parcel containing 15.023 acres, more or less.

DECLARATION

The Hammock at Palm Harbor Homeowners Association, Inc., its successors and/or assigns (hereinafter referred to as "the Association") shall provide the City of Palm Coast with an annual certification from a Certified Public Accountant that adequate monies have been assessed and collected by the Association to provide for the projected routine maintenance and resurfacing of the private roads within the subdivision and the maintenance of other common areas.

No amendment to the Declaration shall be approved which conflicts with any land use approval of the City of Palm Coast, or which conflicts with the Code of Ordinances or Uniform Land Development Code of the City of Palm Coast.

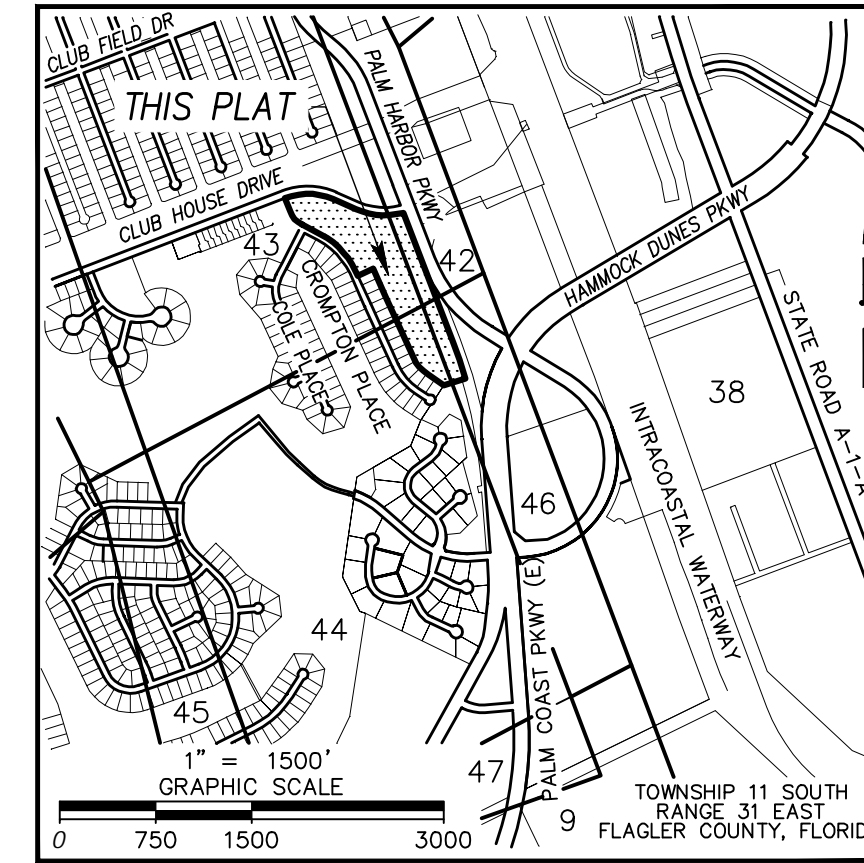
The City of Palm Coast shall have the right to enter onto the properties upon which the surface water and stormwater management systems are located, including stormwater and drainage easements, to repair the stormwater system in case of emergency. Should the Association cause any damage to the stormwater infrastructure, the City of Palm Coast shall have the right to repair the infrastructure in the event of an emergency, and to assess the cost of repairing such damage to the Association as a specific assessment. Failure of the Association to timely pay such specific assessment shall be a lien upon those lands.

Any alterations from the subdivision plans must be approved by the City Council of the City of Palm Coast.

No fences, buildings, or improvements shall be erected on lots or common areas without permits as required by the City of Palm Coast or any appropriate governmental agency.

In the event of the dissolution of the Association or failure by the Association to observe the terms of this Declaration with respect to any of the Association's maintenance obligations, if required by the City of Palm Coast, a special taxing district will be formed to assume the maintenance responsibility of the development improvements. In the event a special taxing district is formed, the community will be subject to assessments for the costs of services performed within the special taxing district. Each owner, by acquiring lands within the community, agrees to pay each and every assessment imposed upon the owner or the owner's land in a timely manner, failing which such assessment shall be a lien upon those lands.

VICINITY MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Hammock Town Homes, Inc., being the owner in fee simple of the lands described in the foregoing caption to this plat entitled Hammock at Palm Harbor, located in the City of Palm Coast, Flagler County, Florida, does hereby dedicate said lands and plat for the uses and purposes herein expressed. The Owner hereby dedicates an easement for ingress and egress over all private rights-of-way to the City of Palm Coast. The City of Palm Coast, Florida, Flagler County, Florida, the State of Florida, and the Federal Government of the United States of America shall be allowed access on the private drives, roads, pedestrian ways, easements, and common open spaces to ensure and provide for the police and fire protection of the area, the installation and maintenance of public utilities, and for ingress and egress for law enforcement and emergency vehicles, mail and package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, and to ensure the health and safety of the residents and guests of residents.

Those Rights of Way depicted hereon as Cedar Cove and Misty Harbor Trace shall remain privately owned and the sole and exclusive property of the owner, its successor and/or assigns, and are for the use of the owners of the lots, their successors and/or assigns, their guests, and access by municipal services and are the perpetual maintenance obligation of Hammock at Palm Harbor Homeowners Association, Inc., its successors and/or assigns (hereinafter referred to as "the H.O.A."). An easement for utility purposes is hereby granted to the City of Palm Coast over said Right of Ways for the maintenance and reading of water meters. An easement for access is hereby granted to the owners of Less and Except Parcel A over said Right of Ways.

All utility and drainage easements shown hereon are dedicated to the City of Palm Coast including but not limited to, a 10.00 feet wide non-exclusive utility easement across the frontage of all Lots, and a variable width drainage easement across the rear of Lots 10 through 26, and a 10.00 feet wide drainage easement across Lot 33 and Lot 34, unless otherwise noted.

Tract A, shall remain privately owned and the sole and exclusive property of the owner, its successor and/or assigns, being reserved for storm water management facilities and also reserved as a common space serving abutting lots and Less and Except Parcels A as shown hereon for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation and is the perpetual operation and maintenance obligation of the owner, its successors and/or assigns; provided however, the undersigned owner reserves the right assign the obligation for maintenance of said tract to the H.O.A. or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

An easement for access is hereby granted to the city of Palm Coast over Tract A for emergency purposes, at the sole discretion of the city.

Tracts B and C shall remain privately owned and the sole and exclusive property of the owner, its successor and/or assigns, being reserved as common space serving abutting lots for ingress, egress, utilities and drainage and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the owner, its successors and assigns; provided however, the undersigned owner reserves the right to assign the obligation for maintenance of said tract to the H.O.A. or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Tract D, shall remain privately owned and the sole and exclusive property of the owner, its successor and/or assigns, being reserved for and subject to that certain perpetual conservation easement as recorded in Official Records Book 1744, Page 1078, of the Public Records of Flagler County, Florida

in witness thereof, Andrew Norgart of Hammock Town Homes, Inc., a Florida corporation, has caused these presents to be signed this _____ day of _____, 2024, on behalf of the company.

Owner: Hammock Town Homes, Inc., a Florida corporation

By: _____

Name: Andrew Norgart

Witness
print name: _____

Title: _____

Witness
print name: _____

ACCEPTANCE OF RESERVATIONS – HAMMOCK AT PALM HARBOR HOMEOWNERS ASSOCIATION, INC.

Hammock at Palm Harbor Homeowners Association, Inc., hereby accepts the dedications and/or reservations to said association as stated and shown hereon, and hereby accepts its operation and maintenance obligations.

In witness thereof, _____ of Hammock at Palm Harbor Homeowners Association, Inc. hereby accepts the dedication and/or reservations to said association as stated and shown hereon, and hereby accepts its maintenance obligations this _____ day of _____, 20____, on behalf of Hammock at Palm Harbor Homeowners Association, Inc.

Witness: _____ (sign)

Printed name: _____

Witness: _____ (printed name and title)

Printed name: _____

MAP BOOK:

PAGE:

CERTIFICATE OF REVIEW

I hereby certify that the undersigned is a licensed Professional Surveyor and Mapper and is either employed or under contract with the City of Palm Coast. I also certify that I am not representing the owner or owners of record and have reviewed this plat and found it to comply with the requirements of Chapter 177, Florida Statutes and the City of Palm Coast regulations.

by: _____
Florida Professional Surveyor & Mapper Date

Certificate number: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

This is to certify that on the _____ day of _____, 2024, this plat was approved.

by: _____
City Engineer Date

CERTIFICATE OF APPROVAL BY CITY OF PALM COAST DEPUTY CHIEF DEVELOPMENT OFFICER

This is to certify that on the _____ day of _____, 2024, this plat was approved.

by: _____
City Engineer Date

CERTIFICATE OF CLERK

I hereby certify that the foregoing plat was filed for record on the _____ day of _____, 2024 at Map Book _____, Pages _____ through _____

Clerk: _____

Printed name: _____

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST, FLORIDA

This is to certify that on the _____ day of _____, 2024, the foregoing plat was approved by the City Council of the City of Palm Coast, Florida.

City Council of the City of Palm Coast, Florida.

by: _____
Mayor of the City of Palm Coast

Printed name: _____

Attest: _____
City Clerk

Printed name: _____

STATE OF FLORIDA, COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by Andrew Norgart as the owner of Hammock Town Homes, Inc., on behalf of the company who is personally known to me or produced _____ as identification.

(Notary Seal)
Notary Public, State of Florida at large

Print name: _____

Commission Number: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

Know all men by these presents, that the undersigned, being a licensed Professional Surveyor and Mapper, does hereby certify that on the 28th day of June, 2022, he/she completed the survey of the lands shown in the foregoing plat; that the foregoing plat was prepared under the direction and supervision of the undersigned and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes; that said plat is a correct representation of the lands, flood zones, and wetland boundaries therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Section 177.091(7), and permanent control points will be set in accordance with Section 177.091(8), Florida Statutes; and that said lands are located in the City of Palm Coast, Flagler County, Florida.

Date: _____
Larry R. Efrid, JR., P.S.M.
Florida Professional Surveyor and Mapper
Certificate number 5823
Efrid Surveying Group, Inc.
475 S. Blue Lake Ave.
Deland, Florida 32724
Certificate of authorization number LB 7230

PREPARED BY:

EFIRD SURVEYING GROUP, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

475 S. BLUE LAKE AVE.

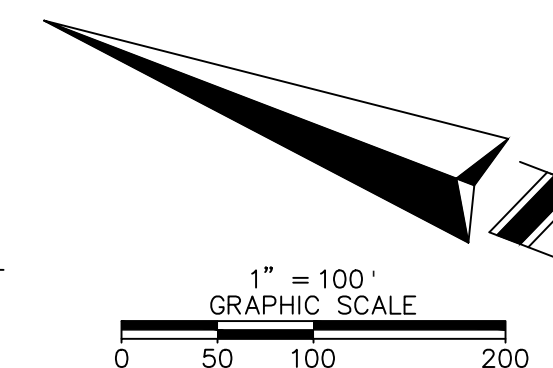
DELAND, FLORIDA 32724

PH: (386) 740-4144 FAX: (386) 740-4155

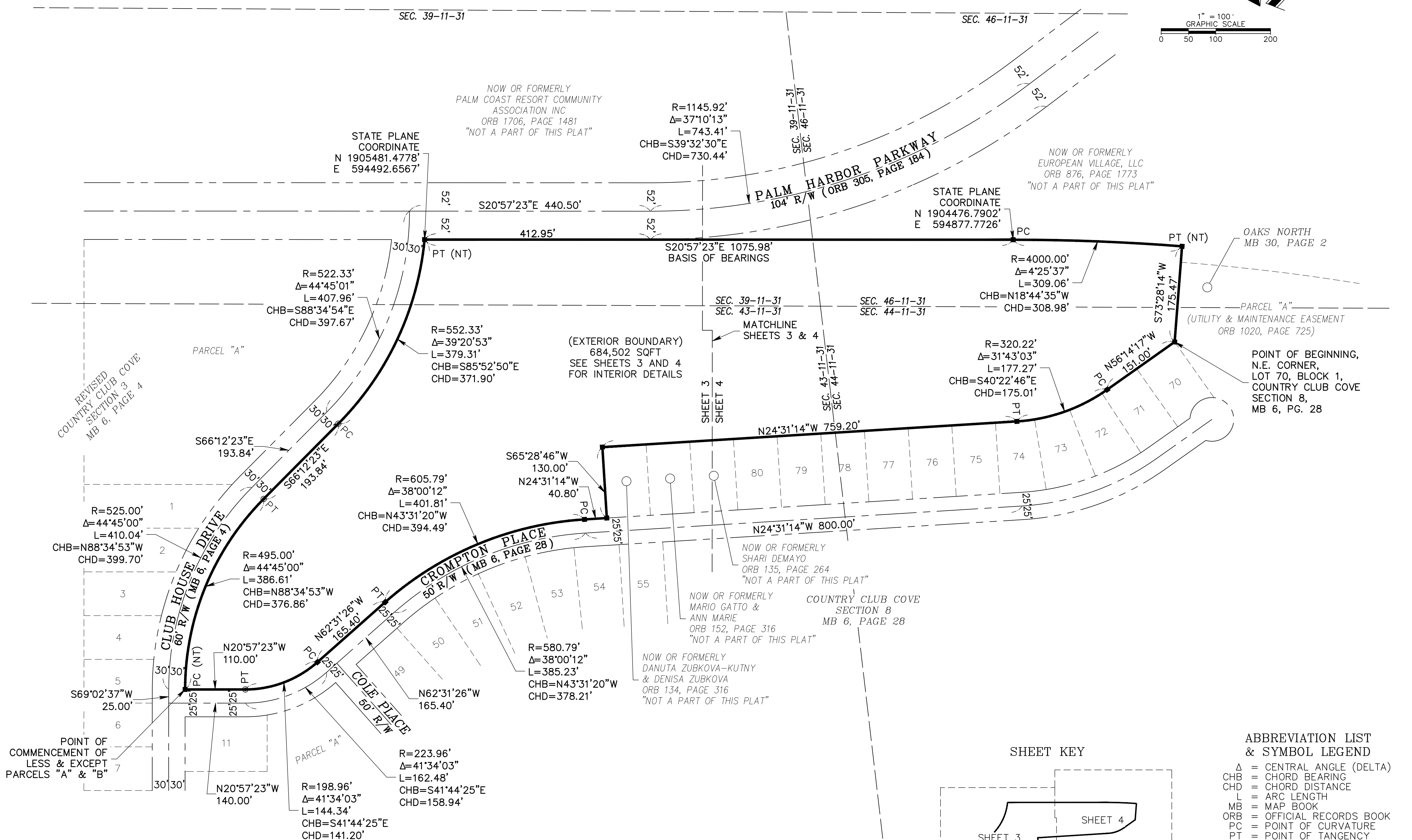
CERTIFICATE OF AUTHORIZATION NO. LB 7230

HAMMOCK AT PALM HARBOR

A PORTION OF SECTIONS 39, 43, 44 AND 46, TOWNSHIP 11 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

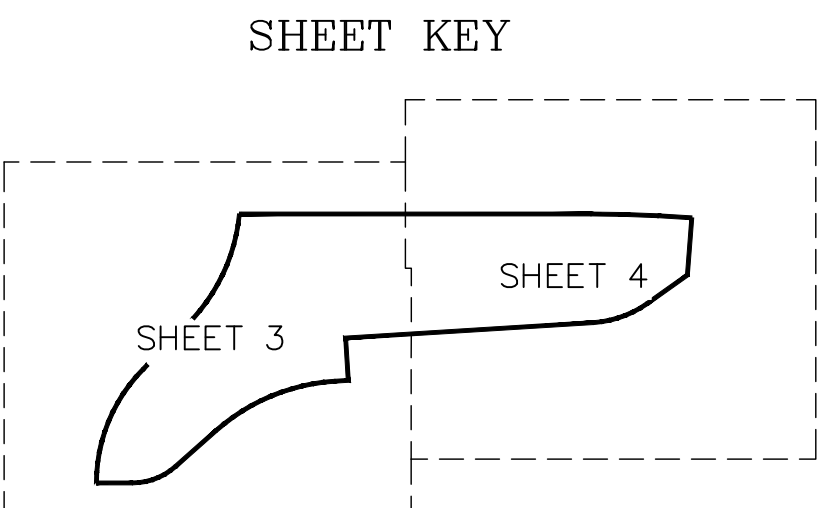


AREA TABLE		
GEOMETRIC FIGURE	SQFT	ACRES
EXTERIOR BOUNDARY (INCLUDING LESS AND EXCEPT PARCEL A)	684501.98	15.714
LESS AND EXCEPT PARCEL A	30090.37	0.691
MISTY HARBOR TRACE (R/W)	97469.45	2.238
TRACT A	336082.53	7.715
TRACT B	2777.39	0.064
TRACT C	1112.94	0.026
TRACT D	44677.71	1.026
LOT 01	3748.03	0.086
LOT 02	2704.08	0.062
LOT 03	3741.35	0.086
LOT 04	3744.00	0.086
LOT 05	2704.00	0.062
LOT 06	3744.00	0.086
LOT 07	3744.00	0.086
LOT 08	2704.00	0.062
LOT 09	3744.00	0.086
LOT 10	3744.00	0.086
LOT 11	2704.00	0.062
LOT 12	2704.00	0.062
LOT 13	3744.00	0.086
LOT 14	3744.00	0.086
LOT 15	2704.00	0.062
LOT 16	3744.00	0.086
LOT 17	4073.90	0.094
LOT 18	2703.98	0.062
LOT 19	3743.74	0.086
LOT 20	5304.92	0.122
LOT 21	2704.00	0.062
LOT 22	2704.00	0.062
LOT 23	3744.00	0.086
LOT 24	3744.00	0.086
LOT 25	2704.00	0.062
LOT 26	3739.10	0.086
LOT 27	3712.24	0.085
LOT 28	2704.00	0.062
LOT 29	3744.00	0.086
LOT 30	3744.00	0.086
LOT 31	2704.00	0.062
LOT 32	2704.00	0.062
LOT 33	3744.00	0.086
LOT 34	3744.00	0.086
LOT 35	2704.00	0.062
LOT 36	3759.76	0.086
LOT 37	4073.36	0.094
LOT 38	2704.00	0.062
LOT 39	2704.00	0.062
LOT 40	3744.00	0.086
LOT 41	3744.00	0.086
LOT 42	2704.00	0.062
LOT 43	2704.00	0.062
LOT 44	3744.00	0.086
LOT 45	3744.64	0.086
LOT 46	2704.69	0.062
LOT 47	3745.28	0.086
LOT 48	3880.99	0.089
LOT 49	2906.68	0.067
LOT 50	2912.52	0.067
LOT 51	4203.45	0.096



PRELIMINARY

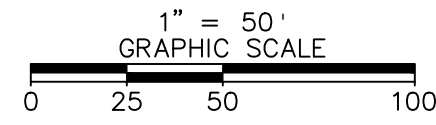
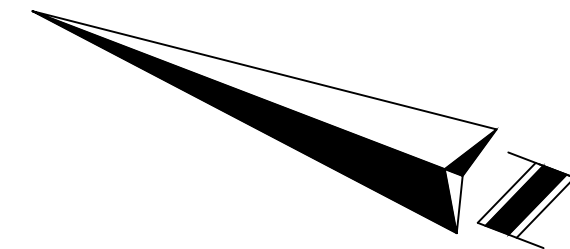
- ABBREVIATION LIST & SYMBOL LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
 - CHB = CHORD BEARING
 - CHD = CHORD DISTANCE
 - L = ARC LENGTH
 - MB = MAP BOOK
 - ORB = OFFICIAL RECORDS BOOK
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - R = RADIUS
 - SEC = SECTION
 - SQFT = SQUARE FEET
 - (NR) = NON-RADIAL LINE
 - (NT) = NON-TANGENT
 - (R) = RADIAL LINE
 - (R/W) = RIGHT OF WAY
 - = SET PERMANENT REFERENCE MONUMENT STAMPED "EFIRD PRM LB 7230"
 - = SET PERMANENT CONTROL POINT, NAIL & DISK STAMPED "EFIRD PCP LB 7230"



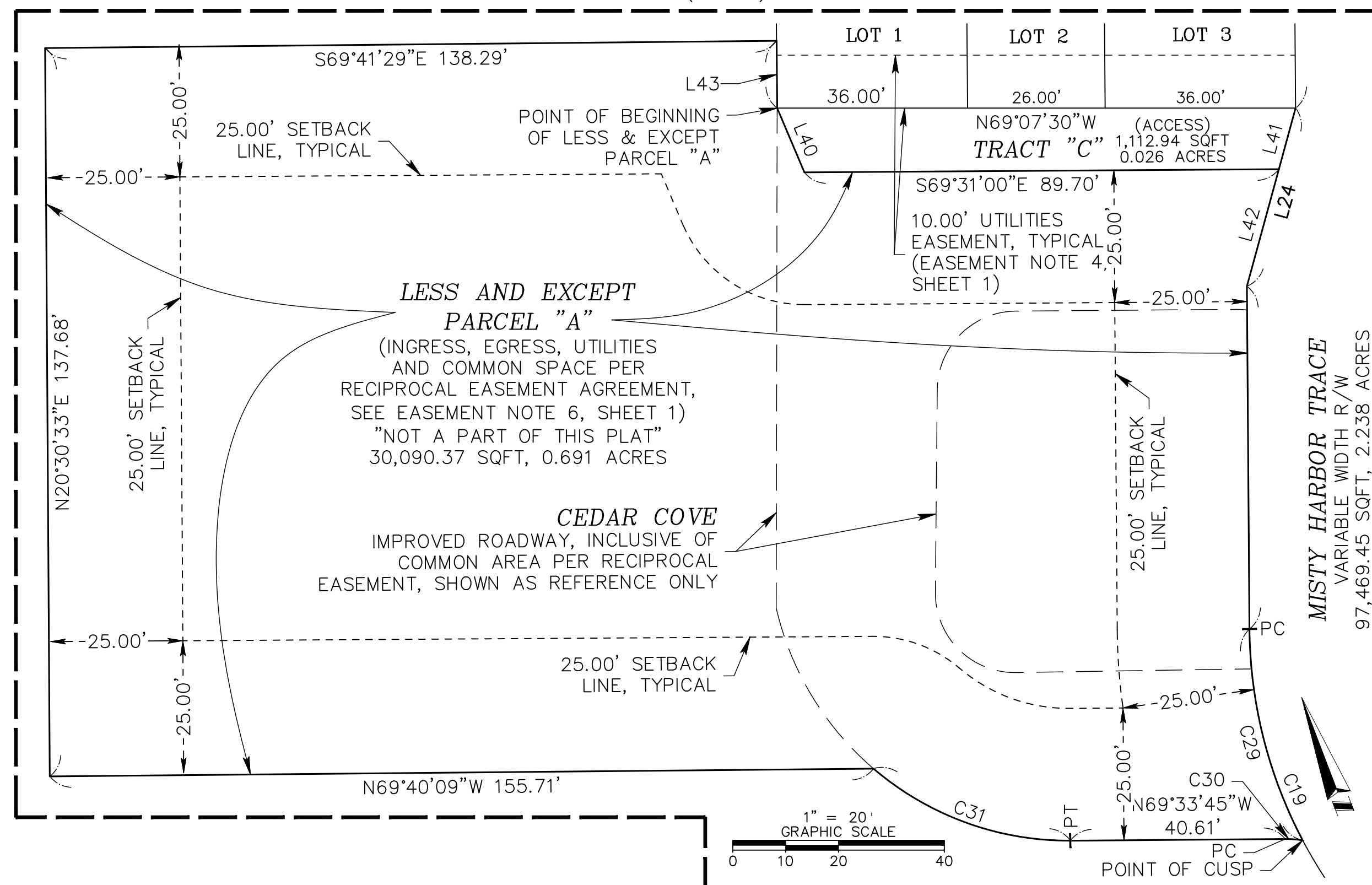
PREPARED BY:
EFIRD SURVEYING GROUP, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
475 S. BLUE LAKE AVE.
DELAND, FLORIDA 32724
PH: (386) 740-4144 FAX: (386) 740-4155
CERTIFICATE OF AUTHORIZATION NO. LB 7230

HAMMOCK AT PALM HARBOR

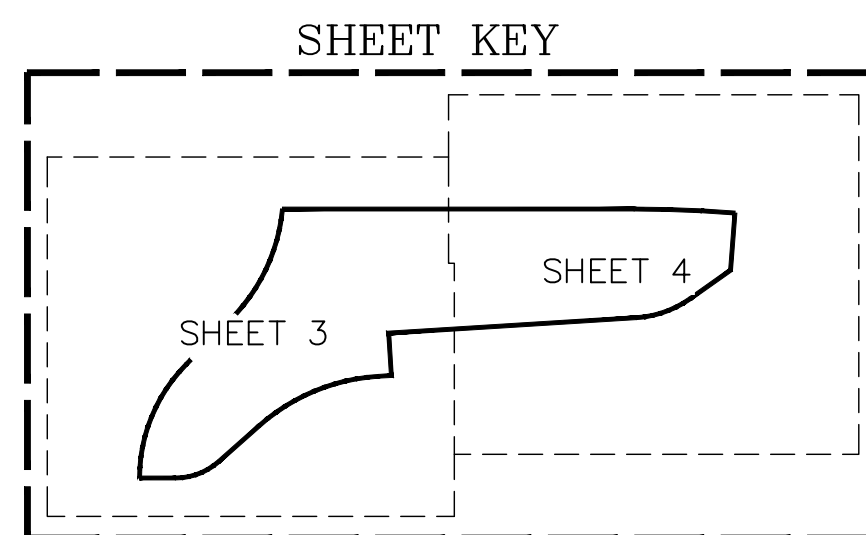
A PORTION OF SECTIONS 39, 43, 44 AND 46, TOWNSHIP 11 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



DETAIL "A"
(1"=20')



CURVE	R	Δ	L	CHB	CHD
C1	552.33'	10°26'53"	100.72'	N79°40'10"E	100.58'
C2	552.33'	17°06'20"	164.90'	S86°33'13"E	164.29'
C3	552.33'	30°23'53"	293.04'	N89°38'40"E	289.61'
C4	552.33'	1°34'21"	15.16'	S74°22'13"E	15.16'
C5	522.33'	2°27'17"	22.38'	S67°26'02"E	22.38'
C6	552.33'	2°30'14"	24.14'	S67°27'30"E	24.13'
C7	552.33'	4°24'40"	42.52'	S70°54'56"E	42.51'
C8	50.00'	31°59'31"	27.92'	N36°26'00"E	27.56'
C9	62.00'	31°59'31"	34.62'	S36°26'00"W	34.17'
C10	62.00'	98°56'48"	107.07'	S29°02'09"E	94.25'
C11	62.00'	46°17'28"	50.09'	N55°21'50"W	48.74'
C12	100.00'	78°43'18"	137.40'	S71°34'45"E	126.84'
C13	100.00'	90°00'00"	157.08'	N65°56'24"W	141.42'
C14	37.00'	31°59'31"	20.66'	N36°26'00"E	20.39'
C15	37.00'	49°23'11"	31.89'	N04°15'21"W	30.91'
C16	100.00'	46°17'28"	80.79'	N55°21'50"W	78.61'
C17	75.00'	78°43'18"	103.05'	N71°34'45"W	95.13'
C18	125.00'	35°42'53"	77.92'	S86°55'03"W	76.66'
C19	87.00'	99°02'43"	150.39'	S29°05'07"E	132.36'
C20	37.00'	46°17'28"	29.89'	S55°21'50"E	29.09'
C21	125.00'	55°59'01"	122.14'	S60°12'37"E	72.83'
C22	75.00'	58°04'43"	76.04'	N49°59'02"W	106.07'
C23	125.00'	17°10'52"	37.48'	N83°12'27"E	37.34'
C24	125.00'	5°33'24"	12.12'	N71°50'18"E	12.12'
C25	75.00'	2°38'35"	3.46'	S70°20'13"W	3.46'
C26	75.00'	29°19'05"	38.38'	S86°19'04"W	37.97'
C27	75.00'	58°04'43"	76.04'	N49°59'02"W	72.83'
C29	87.00'	27°23'28"	41.59'	S06°44'31"W	41.20'
C30	19.50'	9°47'43"	3.33'	S64°39'54"E	3.33'
C31	56.69'	40°54'47"	40.48'	S49°01'46"E	39.63'



R=525.00'
Δ=44°45'00"
L=410.04'
CHB=N88°34'53"W
CHD=399.70'

REVISED
COUNTRY CLUB COVE
SECTION 3
MB 6, PAGE 4

R=493.00'
Δ=44°45'00"
L=386.61'
CHB=N88°34'53"W
CHD=376.86'

R=198.96'
Δ=41°34'03"
L=144.34'
CHB=S41°44'25"E
CHD=141.20'

R=223.96'
Δ=41°34'03"
L=162.48'
CHB=S41°44'25"E
CHD=158.94'

R=522.33'
Δ=44°45'01"
L=407.96'
CHB=S88°34'54"E
CHD=397.67'

R=552.33'
Δ=39°20'53"
L=379.31'
CHB=S85°52'50"E
CHD=371.90'

R=605.79'
Δ=38°00'12"
L=401.81'
CHB=N43°31'20"W
CHD=394.49'

R=580.79'
Δ=38°00'12"
L=385.23'
CHB=N43°31'20"W
CHD=378.21'

ABBREVIATION LIST & SYMBOL LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- L = ARC LENGTH
- MB = MAP BOOK
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- POC = POINT ON CURVE
- PT = POINT OF TANGENCY
- R = RADIUS
- SEC = SECTION
- SQFT = SQUARE FEET
- (NR) = NON-RADIAL LINE
- (NT) = NON-TANGENT
- (R) = RADIAL LINE
- R/W = RIGHT OF WAY
- = SET PERMANENT REFERENCE MONUMENT STAMPED "EFIRD PRM LB 7230"
- = SET PERMANENT CONTROL POINT, NAIL & DISK STAMPED "EFIRD PCP LB 7230"

LINE	DIRECTION	LENGTH
L1	S71°30'33"E	47.83'
L2	S48°35'45"E	52.09'
L3	S34°25'21"E	123.88'
L4	S76°11'00"W	78.60'
L5	S60°21'16"W	73.46'
L6	N83°39'34"W	115.78'
L7	N12°30'19"W	78.66'
L8	N29°27'15"W	57.54'
L9	N13°03'19"W	79.15'
L10	S23°55'36"W	39.09'
L11	N65°31'22"W	15.00'
L12	N23°55'36"E	36.76'
L13	S20°26'15"W	30.00'
L14	N52°25'46"E	18.79'
L15	N20°26'15"E	64.79'
L16	S78°30'34"E	60.08'
L17	N32°13'06"W	27.74'
L18	N69°03'36"E	36.54'
L19	N56°09'41"E	13.01'
L20	N32°13'06"W	24.20'
L22	S69°03'36"W	36.54'
L24	S36°09'44"W	34.92'
L25	S20°26'15"W	64.79'
L27	S78°30'34"E	59.93'
L29	S32°13'06"E	27.74'
L31	N69°03'36"E	36.54'
L35	N22°12'23"W	112.77'
L36	N22°12'23"W	111.80'
L37	N22°12'23"W	111.73'
L38	N20°56'24"W	96.74'
L39	N32°13'06"W	3.17'
L40	S02°04'30"E	13.21'
L41	S36°09'44"W	11.97'
L42	S36°09'44"W	22.94'
L43	S20°26'15"W	12.71'

PREPARED BY:
EFIRD SURVEYING GROUP, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
475 S. BLUE LAKE AVE.
DELAND, FLORIDA 32724
PH: (386) 740-4144 FAX: (386) 740-4155
CERTIFICATE OF AUTHORIZATION NO. LB 7230

City of Palm Coast, Florida Agenda Item

Agenda Date: June 18, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #

Subject: RESOLUTION 2024-XX APPROVING DESIGNATING SURPLUS REAL PROPERTY LOCATED WEST OF US 1, A PORTION OF PARCEL 28-10-30-4290-00000-00B0, TO ENABLE THE SALE OF SAID PROPERTY

Presenter: Virginia Smith, Land Management Administrator and Carl Cote, Director of Stormwater & Engineering

Attachments:

1. Presentation
2. Resolution

Background:

This is a legislative item.

The City of Palm Coast owns certain land, located west of US 1 near Matanzas Woods Parkway, more particularly identified as Parcel ID Parcel 28-10-30-4290-00000-00B0. In January 2024, City Council approved a nonexclusive easement agreement with Forestar (USA) Real Estate Group ("Forestar") over this property.

Forestar has declined the City's easement. However, there is a Right of First refusal on this property with Byrndog PCP, LLC. Byrndog PCP, LLC desires to exercise its Right of First Refusal and purchase this property from the City of Palm Coast as to the same terms and conditions offered to Forestar. Forestar and the City had desired to enter into a contract, in the amount of \$39,500, for the purchase and sale of this parcel.

Therefore, the City Council of the City of Palm Coast needs to consider designating Parcel 28-10-30-4290-00000-00B0 located west of U.S. 1, as surplus real property to enable the sale of said property to Byrndog under the Right of First Refusal. There will be an accompanying agenda item for Council's consideration for the Purchase and Sale with Forestar. In addition, this designation of surplus land is conditioned upon the withdrawal of Byrndog's lawsuit against the City, as styled *Byrndog PCP LLC v. City of Palm Coast*, filed in the Seventh Judicial Circuit, In and For Flagler County, Florida, Case Number 2024-CA-000087. Should the land not be conveyed to Byrndog PCP, LLC within 6 months of this Resolution, this Resolution shall rescind automatically without further City Council action.

Recommended Action:

ADOPT RESOLUTION 2024-XX APPROVING DESIGNATING SURPLUS REAL PROPERTY LOCATED WEST OF US 1, A PORTION OF PARCEL 28-10-30-4290-00000-00B0, TO ENABLE THE SALE OF SAID PROPERTY