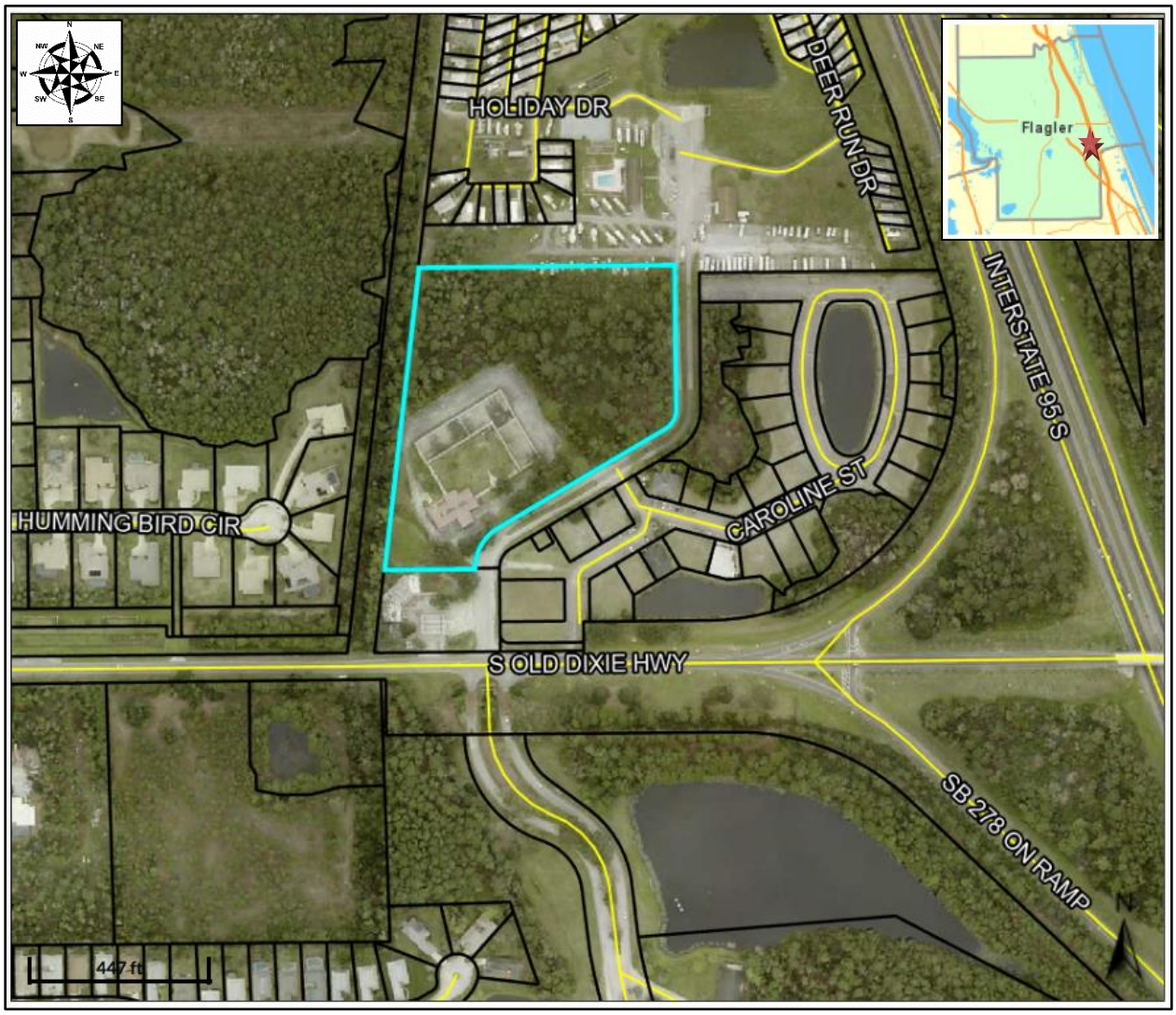
FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
PUBLIC HEARING/AGENDA ITEM #8

SUBJECT: QUASI-JUDICIAL – Project No. 2024020056 – Request for Approval of a Site Development Plan for a Hotel and Restaurant at 2251 S. Old Dixie Highway. Parcel No. 03-13-31-0650-000A0-0091; 8.6+/- acres. Owner/Applicant: 2251 S Old Dixie Hwy, LLC. (AR No. 4687).

DATE OF MEETING: August 13, 2024

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The subject parcel lies North of South Old Dixie Highway, East of Interstate 95:



The applicant filed an application on February 22, 2024. This request seeks approval of a Site Development Plan (SDP) in the C-2 (General commercial and shopping center)

District for a 50,137 square foot hotel and restaurant on an 8.6+/- acre site. Since the parcel size is greater than five (5) acres or more, site plan approval by the Planning and Development Board is required (see Flagler County Land Development Code (FCLDC) Section 3.03.17.F.1.).

Site plans are reviewed to the process and submittal requirements described in Appendix B – Site Development Plan Review, as adopted through Ordinance No. 91-2 and incorporated by reference into the FCLDC. The site plan must also meet the dimensional requirements of the zoning district, as provided in FCLDC Section 3.03.17.D.2. for the C-2 District.

As to the intended use as a hotel and restaurant, these uses are specifically listed as permitted uses at FCLDC Sections 3.03.17.B.23.(r) and (s), respectively. These uses had been in operation on the subject parcel since 1973, and these uses were developed to coincide with the development of the Marco Polo Park (located on the South side of Old Dixie Highway, and now developed as Plantation Bay) and the Jellystone Campground (now Holiday Travel Park). The motel was historically branded as a Travelodge, and ended its operations flagged as Country Hearth Inn sometime in 2008. The Rodeo Mexican Restaurant – adjacent to the motel's lobby – also closed in 2008. The motel and restaurant have sat vacant since 2008, with the County initiating Code Enforcement in early-2016. Both the lobby and the restaurant have been demolished, and the motel rooms have been gutted of their contents. Most of the motel rooms lack windows and doors. A chain link fence surrounds the subject parcel. The parcel's ownership has changed since Code Enforcement efforts began, and a parallel Code Enforcement track (through the County's newly-established Special Magistrate process) seeking the demolition of the remaining structures on the parcel, with a Court proceeding seeking the enforcement of a contractual obligation requiring the owner to post a bond with the County. The County prevailed with the Court case, but has yet to receive the owner's bond; the request seeking an order for demolition was denied by the Special Magistrate, but an order for other remedies to achieve compliance was encouraged by the Magistrate.

The submitted Site Development Plan would renovate the motel buildings, rebranding the property as the Henry Hotel, and would add a new lobby and restaurant (the Flagler Chophouse) building, and replace the pool and pool deck in the center of the complex. Where there had been 99 rooms previously with the Country Hearth Inn, the current site plan proposes 62 guest rooms.

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This request was reviewed by the Technical Review Committee (TRC) at its March 20, 2024, June 20, 2024, and July 17, 2024 regular meetings. The applicant has satisfactorily addressed the TRC comments.

Planning and Development Board review authority: FCLDC Section 3.03.17.F.1. requires that the Planning and Development Board review and approve, modify or deny Site Development Plans following consideration of the presented plan and the factual data presented during the public hearing in support of the request.

This agenda item is:
__**X**__ quasi-judicial, requiring disclosure of ex-parte communication; or
_____ legislative, not requiring formal disclosure of ex-parte communication.

OPTIONS FOR THE BOARD: The Planning and Development Board finds that the Site Development Plan for a hotel and restaurant at 2251 S. Old Dixie Highway on Parcel No. 03-13-31-0650-000A0-0091 is:

APPROVED, subject to all improvements to be completed consistent with the Site Development Plan principally consisting of the Alann Engineering Group, Inc., civil plan set bearing the July 26, 2024 signature and seal date – including the Bespoke Group plan set, the landscape plan by Beebe & Associates, and the lighting plan by WLS Lighting – and as approved through this application, and conditioned upon the provision of water and wastewater by FGUA as a prerequisite to issuance of any building permit, and occupancy (and initiation of the use) conditioned on the completion of all required infrastructure, including but not limited to water and wastewater service.

DENIED, and providing the reasons for the denial within the Board's motion.

CONTINUED to a time and date certain.

ATTACHMENTS:
1. Technical Staff Report (TSR)
2. Site Development Plan (separately attached as oversized files)
3. Application and supporting documents
4. TRC comments/Applicant response
5. Appendix B – Site Development Plan Review

PROJECT NO. 2023120072
SITE DEVELOPMENT PLAN OVER 5 ACRES IN THE INDUSTRIAL DISTRICT
TECHNICAL STAFF REPORT

Project: Site Development Plan in the C-2 (General commercial and shopping center) District

Project No.: 2042020056

Owner/Applicant: 2251 S Old Dixie Hwy, LLC

Parcel No.: 03-13-31-0650-000A0-0091

Parcel Size: 8.6+/- acres

Address: 2251 S. Old Dixie Highway

Existing Zoning and Land Use(s)
Zoning: C-2 (General commercial and shopping center) District
Land Use: Commercial High Intensity (CHI)

Future Land Use Map Classification/Zoning of Surrounding Land
North: Commercial High Intensity (CHI)/ C-2 (General commercial and shopping center) District
East: Commercial High Intensity (CHI)/ C-2 (General commercial and shopping center) District
South: Commercial High Intensity (CHI)/C-2 (General commercial and shopping center) District
West: Residential Low Density, Rural Estate (RLDRE) and Agriculture & Timberlands (A&T)/PUD (Planned Unit Development) and AC (Agriculture) District

Report in Brief
2251 S Old Dixie Hwy, LLC is submitting for site development plan approval of a 50,137 square foot hotel and restaurant. The hotel is depicted as 41,734 square feet – 19,762 square feet on its first floor and 21,972 square feet on its second floor – with 62 guest rooms. The rooms are broken down as: 39 1-bedroom suites (one of which is ADA-accessible); 20 studio suites (one of which is ADA-accessible); and three single queen rooms (one of which is ADA-accessible). The 6,520 square foot restaurant includes 1,352 square feet of outdoor seating, which is 28.5% of the total seating area (4,751 square feet).

As provided in the 2010-2035 Comprehensive Plan's Future Land Use Element (Table A.1), the maximum floor area ratio (FAR) in the Commercial High Intensity Future Land Use is 0.40, and the maximum impervious area is 70%. At 50,137 square feet, the FAR is 13.4%, and the impervious area at 122,840 square feet works out to 32.8%.

The C-2 District includes a maximum lot coverage percentage of 35%, where lot coverage is defined as the total lot area covered with principal and accessory buildings. The lot coverage for the site plan is 7.5% based on 28,165 square feet of total building footprint (19,762 square feet for the hotel's first floor, 6,520 square feet for the restaurant building, and 1,883 square feet for the lobby/office (Building "C") footprint).

Off-street parking requirements – as provided in FCLDC Sections 3.06.04.A.9. for hotels and 3.06.04.A.15. for restaurants – are listed as:

> "Hotels and motels: One (1) space for each sleeping room plus one (1) space per employee for the maximum number on the premises at any time. Additional spaces for accessory uses such as restaurants and lounges shall also be provided to the extent needed to serve the public other than hotel/motel guests." (FCLDC Section 3.06.04.A.9.)

and

> "Restaurant/bar use: One (1) space for each fifty (50) square feet of gross seating area, plus one (1) space for each employee per shift." (FCLDC Sections 3.06.04.A.15.).

Based on 62 rooms and assuming seven employees on its peak shift, the hotel use would require 69 off-street parking spaces. Using a 4,751 square foot seating area for the restaurant and setting the employee count at 15 employees, the restaurant would require 110 off-street parking spaces. The plans show 181 parking spaces: 174 standard 10-foot by 20-foot spaces and 7 handicap-accessible spaces.

Maximum building height is set at 40 feet, while the maximum height in the C-2 District is 65 feet (see FCLDC Section 3.03.17.D.2.(c)).

Land Development Code Sections Affected
Flagler County Land Development Code (FCLDC) Section 3.03.17.F.1.: A site development plan meeting the requirements of Appendix B is required. Lots or parcels of five (5) acres or more require site plan approval by the Planning and Development Board.

Standards for Review
The Site Development Plan set consists of:

- the Site Plan (Civil Plans) by Alann Engineering Group, Inc., digitally signed and sealed on July 26, 2024 and consisting of 15 pages;
- Guestroom Renovation plans by Bespoke Group bearing a July 25, 2024 issue date and consisting of nine pages;

- Lobby Building plans by Bespoke Group bearing a June 27, 2024 issue date and consisting of three pages;
- Restaurant Building plans by Bespoke Group bearing a November 15, 2022 issue date and consisting of three pages;
- the Landscape Plan by Beebe & Associates, Inc., digitally signed and sealed on July 26, 2024 and consisting of three pages; and
- the Lighting Plan by WLS Lighting dated July 19, 2024 and consisting of 13 pages.

The specific site plan requirements of Appendix B are listed below:

Site Development Plan Submission

1. Application forms and fees;

   Application form and required documents submitted and all appropriate fees have been paid.

2. Site plan containing the following data at an appropriate scale:
   a. Lot area in acres or square feet;

      Site area for Phase I is depicted in the Site Data table on Sheet C001 in the Alann Engineering civil set as 374,193 square feet (8.59 acres).

   b. If residential use, the total number and number of each type of dwelling units, plus:
      (1) Gross density residential

         Not applicable.

      (2) Percentage and square feet of building coverage

         Also in the Site Data table on Sheet C001, the lot coverage is listed as:
            Total building footprint = 28,165 square feet
            Lot coverage = 28,165 square feet/374,193 square feet = 7.5%
            Max. lot coverage allowed = 35%.

      (3) Percentage and square feet of driveway and parking

         Also in the Site Data table on Sheet C001, the impervious area is listed as:
            Proposed impervious surface: 122,840 square feet (2.82 acres) = 32.8% (a note on Sheet C003 lists the proposed impervious

area as 121,053 square feet, an increase from the pre-demolition impervious area of 88,457 square feet).

(4) Percentage and square feet of public street and right-of-way

Public street and right-of-way is existing and to remain as provided. Access to the subject parcel is through the common access located on the Holiday Travel Park parcel. Access is legally established through the Grant of Easement from Marco Polo Park, Inc., to O.L. White & William J. Webb & Associates, Ltd., dated July 16, 1979 and recorded on August 3, 1979 at Official Records Book 128, Page 72, Public Records of Flagler County, Florida.

(5) Percentage and square feet of open space

Also in the Site Data table on Sheet C001, the open space (pervious surface) is listed as:

Proposed pervious surface: 251,353 square feet (5.77 acres) = 67.2%

c. Coastal construction setback line and mean high water line;

Not applicable.

d. Existing tree groupings and their fate;

The Topographic and Tree Survey by A1A East Coast Land Surveying, LLC, bearing a June 3, 2024 revision date, and Sheet LS1 of the Beebe & Associates Landscape Plan, together show the location of trees and those to be retained, and those to be removed.

e. Location, floor area and maximum height of existing and proposed buildings;

Also in the Site Data table on Sheet C001, the floor area is shown as:

Hotel Footprint – First Floor – 19,762 square feet
Hotel Footprint – Second Floor – 21,972 square feet
Hotel Footprint – Total – 41,734 square feet

Restaurant Footprint – 6,520 square feet (includes outdoor seating), with outdoor seating of 1,352 square feet

Building “C” Footprint – 1,883 square feet

The Site Data table lists the maximum building height as 40 feet.

The location of all structures is shown on Sheet C003, the Dimension Plan. All existing and proposed structures meet the minimum dimensional requirements of the C-2 District:

Front yard: Thirty-five (35) feet.

Rear and side yard: Ten (10) feet unless abutting any residentially classified property; then thirty-five (35) feet. (FCLDC Section 3.07.13.D.2.(b)).

f. Lot lines, easements, public right-of-ways;

The plan set shows lot lines, easements and public right-of-ways.

g. Location of circulation system, including streets, pedestrian and bicycle paths, driveways, and location and number of all parking spaces, and whether public or private. Notes concerning signage and parking control should be included on site or landscape plan.

Shown on plan set.

2. General landscape plan including existing and proposed vegetation; proposed treatment of perimeter of development;

A landscape plan has been provided demonstrating compliance with the minimum requirements of the Land Development Code.

3. Existing and proposed utility systems, their capacities and specifications, including storm drainage system.

Water and wastewater demand is estimated at 14,000 gallons per day (see Alann Engineering letter dated May 21, 2024 and bearing a digital signature and seal date of June 28, 2024. Water and wastewater will be provided by the Florida Governmental Utility Authority (FGUA)(see FGUA availability of service letter dated March 6, 2024).

Routing of water and wastewater lines to serve the subject parcel requires offsite easements, and through a letter dated July 26, 2024, Dale Bortle, the

President of the Holiday Travel Park HOA, anticipated a formal agreement between the Holiday Travel Park HOA and the owner of the subject parcel, and the formal agreement would be completed by Tuesday, August 6, 2024. As of the date of this staff report, the agreement has not been provided to the County.

It is noted that the gas station parcel's (Parcel No. 03-13-31-0650-000A0-0093) septic drainfield sits within the subject parcel, and is described in the Easement for Septic System Drain Field document (undated) and recorded on February 19, 2008 at Official Records Book 1644, Page 1587, Public Records of Flagler County, Florida. This Easement has a three year duration, and "shall automatically terminate in three (3) years from the date hereof without further action or notice." The Health Department's septic permit (Onsite Sewage Treatment and Disposal System Permit No. 18-5X-833784, and No. 08-00007-R) remains in effect, despite the expiration of the easement.

The Stormwater Calculations dated May 21, 2024 by Alann Engineering Group and bearing the digital signature and seal dated May 22, 2024 demonstrates compliance with the County's (and those of the St. Johns River Water Management District) stormwater requirements.

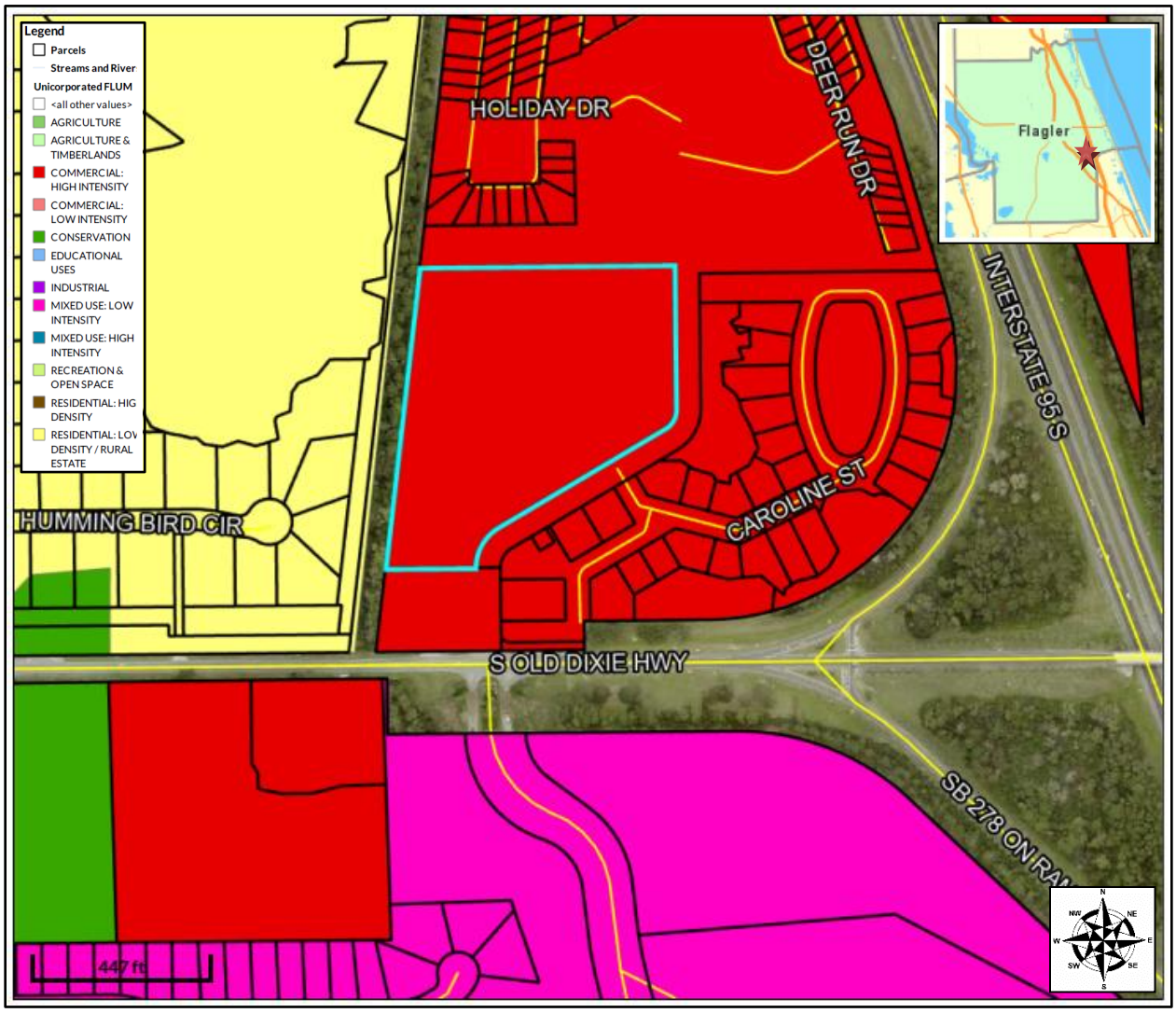
Flood Zone

Based on the site plan submittal, the subject parcel is within Zone X, not with a Special Flood Hazard Area.

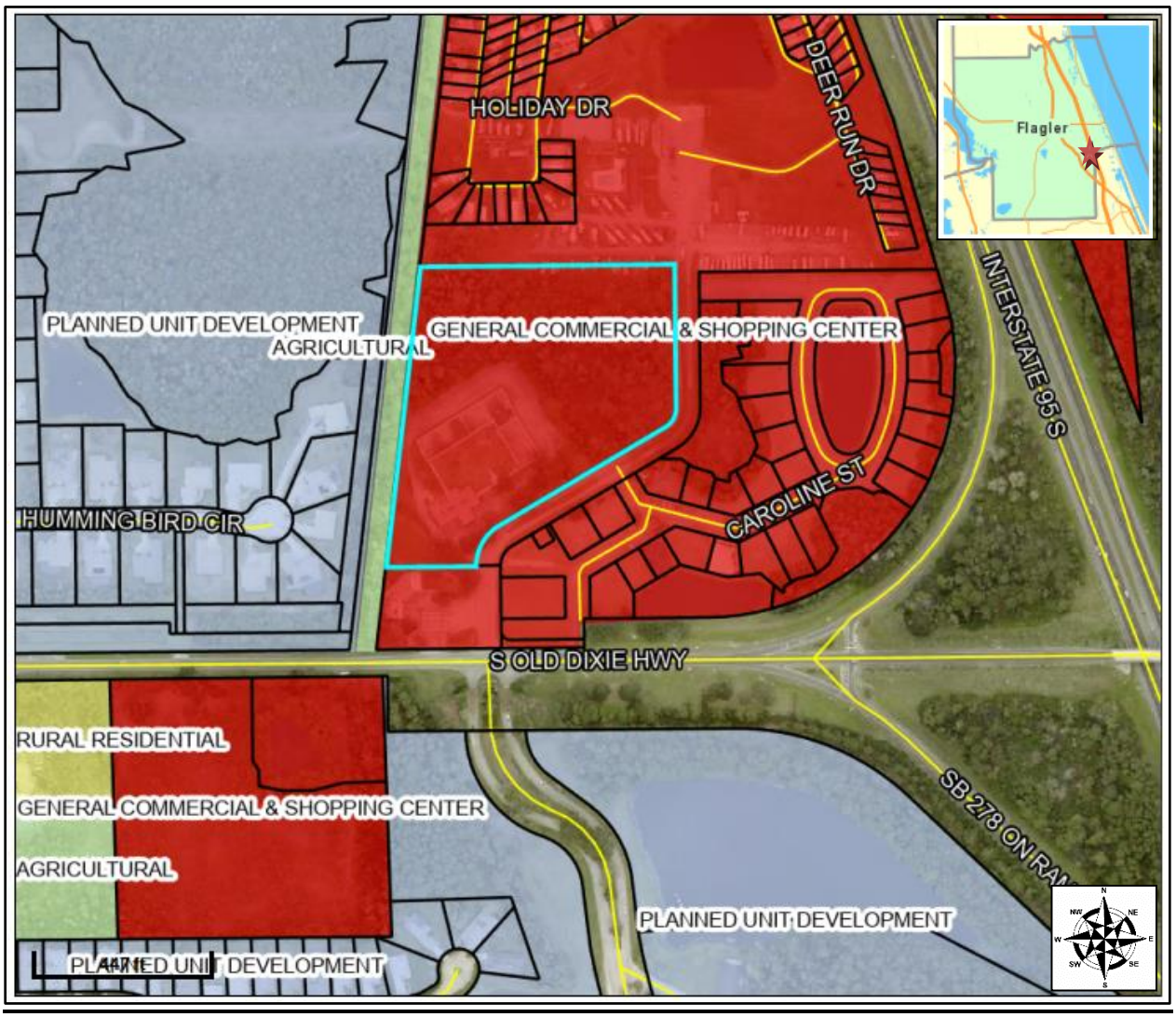
Wetlands

While it was anticipated that the subject parcel did not include any wetlands (see National Wetland inventory map below), there are two wetland areas shown on Sheet C003 (and outlined in blue). The easternmost of these wetland areas is partially impacted by the stormwater pond, while the wetland in the northwest corner of the subject parcel is depicted as preserved along with its adjacent 25 foot wide upland buffer.

Future Land Use Map



Zoning Map


HOLIDAY DR
DEER RUN DR
Flagler
PLANNED UNIT DEVELOPMENT
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GENERAL COMMERCIAL & SHOPPING CENTER
INTERSTATE 95 S
HUMMING BIRD CIR
CAROLINE ST
S OLD DIXIE HWY
RURAL RESIDENTIAL
GENERAL COMMERCIAL & SHOPPING CENTER
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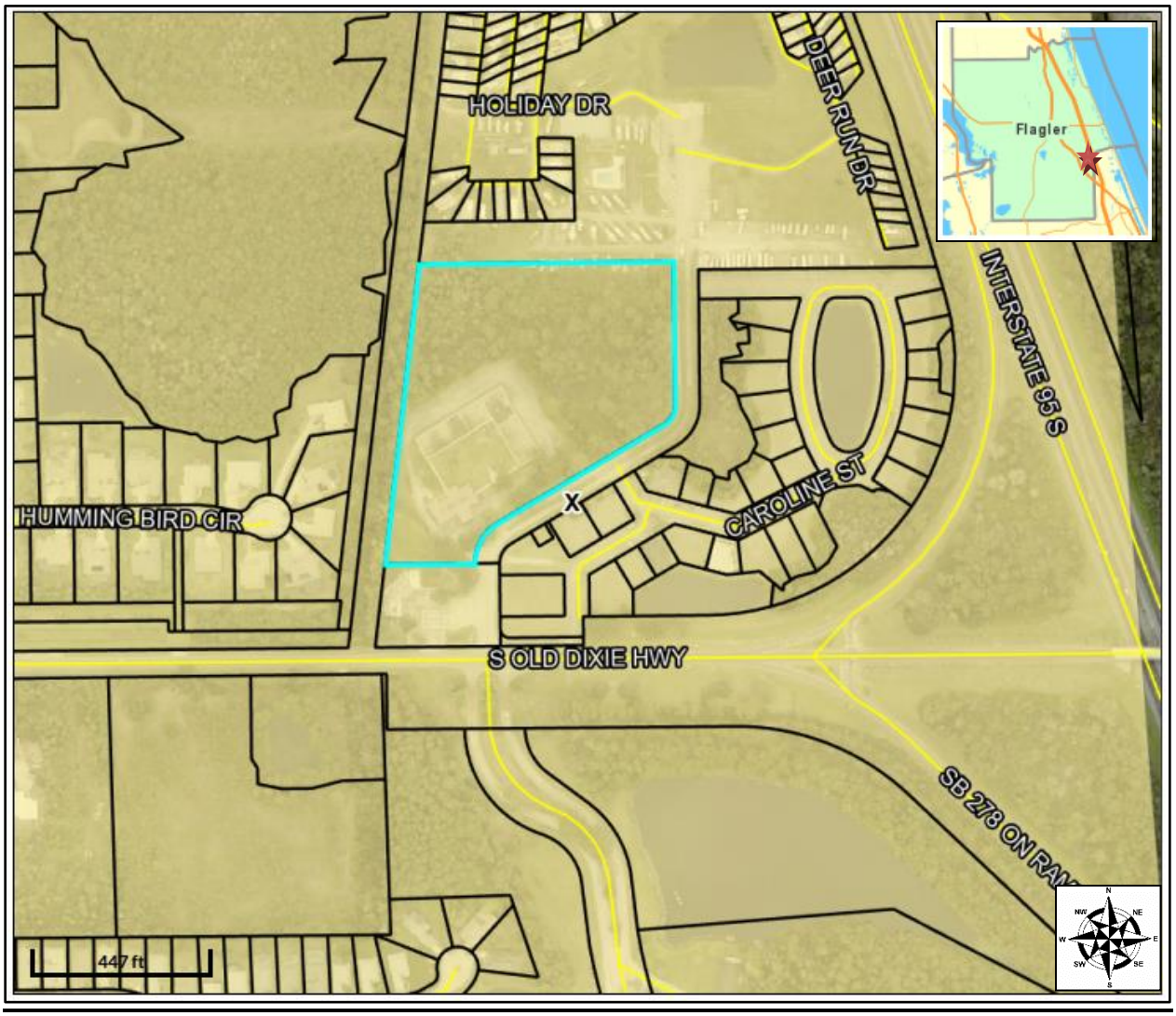
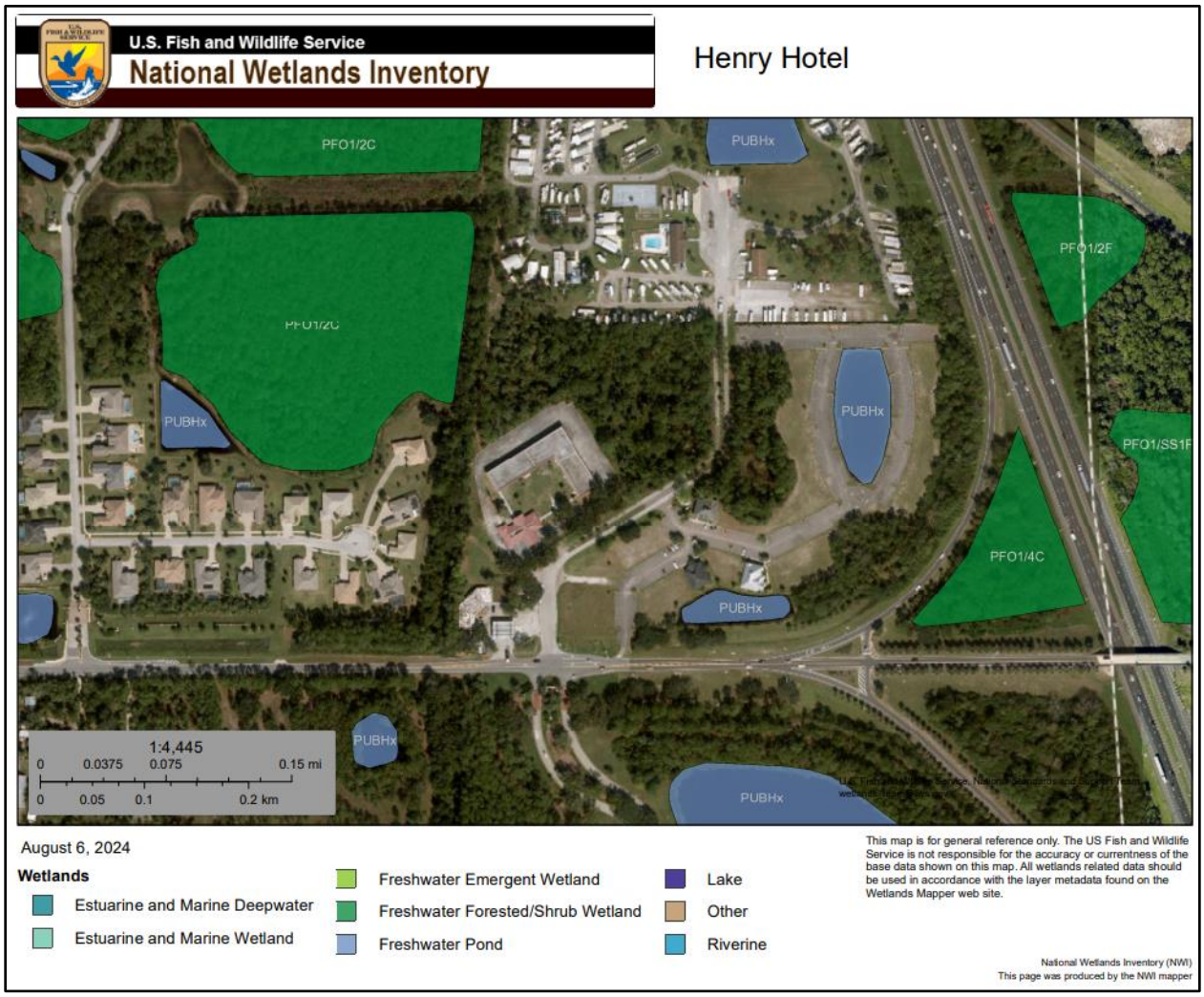
FEMA Flood Zone



Soils

11 – Myakka fine sand
19 – Valkaria fine sand
21 – Smyrna fine sand

Wetlands Map



APPLICATION FOR SITE DEVELOPMENT PLAN
5 ACRES OR LARGER

FLAGLER COUNTY, FLORIDA
1200 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 437-7484 Fax: (386) 437-7488

Application/Project Number:

PROPERTY OWNER(S)			
Name(s): 2251 S Old Dixie Hwy, LLC., Manuel Gomez			
Mailing Address: 301 E 66TH ST APT 6E			
City: New York	State: New York	Zip: 10065	
Telephone Number	(201) 890-8062	Fax Number	(N/A)

APPLICANT -AGENT			
Name(s): 2251 S Old Dixie Hwy, LLC., Manuel Gomez			
Mailing Address: 301 E 66TH ST APT 6E			
City: New York	*State:* New York	*Zip:* 10065	
Telephone Number	(201) 890-8062	*Fax Number*	(N/A)

SUBJECT PROPERTY			
SITE LOCATION (*street address*):	2251 S OLD DIXIE HWY		
LEGAL DESCRIPTION: (*briefly describe, do not use "see attached"*)	SUBDIVISION BLOCK A PART OF TRACTS 9-10 BOUNDED ON WEST BY STRICKLAND CANAL BOUNDED ON NORTH BY A LINE 827.05' NORTH OF FPL EASEMENT OR BK 49 PG 325		
Parcel # (*tax ID #*):	03-13-31-0650-000A0-0091		
Parcel Size:	6.38 ACRES		
Current Zoning Classification:	C-2		
Current Future Land Use Designation	Commercial: High Intensity		
Subject to A1A Scenic Corridor IDO?	YES	(NO)	
Is this an Affordable Housing Project?	YES	(NO)	

PROJECT DATA: To allow for construction/renovation of a hotel and restaurant, located off of S Old Dixie Hwy near Plantation Bay Dr.

Manuel Gomez
Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

2/22/24
Date

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board. at its discretion, may defer action, table, or take decisive action on a

Instrument No: 2021029869 6/1/2021 11:04 AM BK: 2568 PG: 150 PAGES: 5 DOCTAX PD $4,550.00 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

Prepared by and after recording return to:

Berry J. Walker, Jr., Esquire
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-158

Consideration = $650,000.00

General Warranty Deed

Made this May 14, 2021 A.D. By **Ajmal M. Zulali, a married man, and Zubair M. Zulali, a married man,** whose mailing address is 10780 Foxwood Road, San Diego, California 92126, hereinafter called the grantor, to **2251 S OLD DIXIE HWY LLC, a Florida limited liability company**, whose post office address is: 12550 Biscayne Blvd., Suite 406, North Miami, Florida 33181, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0313310650000A00091**

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

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

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

Prepared by and after recording return to:

Berry J. Walker, Jr., Esquire
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-158

Consideration = $650,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

M. Nazir Zulali
Witness Printed Name MOHAMAD NAZIR ZULALI

Thomas Fell
Witness Printed Name Thomas Fell

Ajmal M. Zulali (Seal)
Ajmal M. Zulali

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization, this 14 day of May, 2021, by Ajmal M. Zulali (___) who is personally known to me or (✓) who has produced CADL – B3101930 as identification.

THOMAS FELL
Notary Public - California
San Diego County
Commission # 2261171
My Comm. Expires Oct 5, 2022

Thomas Fell
Notary Public

Print Name: Thomas Fell

My Commission Expires: OCT 5, 2022

Prepared by and after recording return to:

Berry J. Walker, Jr., Esquire
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-158

Consideration = $650,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

M. D Zullali
Witness Printed Name Mohammad D. Zullali

Zubair M. Zulali
Zubair M. Zulali

Ali Zullali
Witness Printed Name Ali Zullali

State of Colorado

County of Adams

The foregoing instrument was acknowledged before me by means of (X) physical presence or (___) online notarization, this 14th day of May, 2021, by Zubair M. Zulali (___) who is personally known to me or (X) who has produced Colorado, Driver License, as identification.

Lucero Olague
Notary Public

Print Name: Lucero Olague

My Commission Expires: 03/15/2022

LUCERO OLAGUE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184011978
MY COMMISSION EXPIRES MARCH 15, 2022

Prepared by and after recording return to:

Berry J. Walker, Jr., Esquire
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-158

Consideration = $650,000.00

"Schedule A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF FLAGLER AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That certain piece, parcel or tract of land, situate, lying and being in the County of Flagler, State of Florida, to-wit: The following land in Flagler County, Florida: Being a portion of Section 3, Township 13 South, Range 31 East, Flagler County, Florida, described as follows: From the intersection of the Northerly line of said Section 3 and the Westerly line of I-95 (300.00 feet wide); thence along said Northerly line South 89° 30' 18" West, 419.57 feet to the Easterly line of a 50.00 foot Strickland Canal; thence along said Easterly line South 06°28'50" West, 1639.20 feet to the true Point of Beginning; thence North 89°23'27" East, 599.13 feet; thence South 00°36'33" East, 445.61 feet to the P.C. curve concave Northwesterly; thence along the arc of said curve having a radius of 52.58 feet through a delta of 60°00'00" a distance of 55.06 feet to the point of tangency; thence South 59°23' 27" West, 464.97 feet to the P.C. of a curve concave Southeasterly; thence along the arc of said curve having radius of 112.58 feet through a delta of a 60°00'00" a distance of 117.89 to the point of tangency; thence South 00°36'33" East, 0.15 feet; thence North 89° 32'15" West, 215.95 feet to the Easterly line of the Strickland Canal 50.00 feet wide; thence along said Easterly line North 06°28'50" East, 827.05 feet to the Point of Beginning.

LESS AND EXCEPT:

That certain strip of land being approximately100.77 x 559.13', the ownership of which was in dispute in Case No. 92-073-CA, in the Circuit Court, Seventh Judicial Circuit, in and for Flagler County, Florida; said strip of land being more particularly described as follows:

A parcel of land being in Section 3, Township13 South, Range 31 East, Flagler County, Florida, being more particularly described as follows: From the intersection of the Northerly line of said Section 3 with the Westerly right-of-way line of I-95, a 300 foot right-of-way; thence South 89°30'18" West, along the said Northerly line of Section 3, 419.57 feet to the Easterly line of a 50 foot right-of-way known as the Strickland Canal; thence South 06° 28' 50" West, along the said Easterly canal right-of-way, 1639.20 feet to the concrete monument marking the Point of Beginning; thence North 89°23'27" East, 599.13 feet; thence South 00°36'33" East, 100.25 feet; thence South 89°23'27" West, 611.61 feet to the said Easterly right-of-way line of the Strickland Canal; thence North 06°28'50" East, along the said Easterly right-of-way line, 100.77 feet to the Point of Beginning.

TOGETHER WITH a 60 foot Entrance Easement, a portion of Lots 9 & 10, Block A, Section 3, Township 13 South, Range 31 East, Bunnell Development Company Subdivision Flagler County, Florida, as per map recorded in Plat Book 1, page 1, Public Records of Flagler County, being more particularly described as follows:

Prepared by and after recording return to:

Berry J. Walker, Jr., Esquire
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-158

Consideration = $650,000.00

Commence at the intersection of the Northerly line of said Section 3, with the Westerly line of I-95 right-of-way, a 300 foot right-of-way as now laid out and used; thence along the said Northerly line of South 89°30' 18" West, 419.57 feet to the Easterly right-of way line of a 50.00 foot Strickland Canal right-of-way; thence along said Easterly line South 06°28'50" West, 1639.20 feet (1640.84 measured); thence North 89°23'27" East, 599.13 feet to the Point of Beginning of this description; thence continue North 89°23'27" East, 60.00 feet; thence South 00°36'33" East, 445.61 feet to a point of curvature concave Northwesterly, having a radius of 112.58 feet; thence along the arc of said curve a distance of 117.89 feet through a delta of 60°00'00" to the point of tangency; thence South 59°23'27" West, 464.97 feet to a point of curvature of a curve concave Southeasterly, having a radius of 52.58 feet; thence along the arc of said curve a distance of 55.06 feet through a delta of 60°00'00" to the point of tangency; thence South 00°36'33" East, 200 feet to the North right-of-way line of the Old Dixie Highway a 66 foot right-of-way; thence South 89°23'27" West along the North right-of-way line of the Old Dixie Highway 60 feet; thence North 00°36'33" West, 200.00 feet to a point of curvature of a curve concave Southeasterly, having a radius of 112.58 feet; thence along the arc of said curve a distance of 117.89 through a delta of 60°00'00" to the point of tangency; thence North 59°23'27" East 464.97 feet to a point of curvature of a curve concave Northwesterly, having a radius of 52.58 feet; thence along the arc of said curve a distance of 55.06 feet through a delta of 60°00'00" to the point of tangency; thence North 00°36'33" West through a delta of 60°00'00" to the point of tangency; thence North 00°36'33" West, 445.61 feet to the Point of Beginning of this description.

LETTER OF AUTHORIZATION

I/We, Manuel Gomez, 2251 S Old Dixie Hwy, LLC. as Applicant(s) of the property described as:

2251 S Old Dixie Hwy, Parcel ID 03-13-31-0650-000A0-0091

Authorize Yacov Smouha (Name of agent) to act as my agent to transfer All Permits and Agreements associated with the above-referenced property.

Manuel Gomez

APPLICANT'S SIGNATURE

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 2/22/24 (Date) by Manuel Gomez (Name of person acknowledging) who is personally known to me ~~or~~ and who has produced NY Driver license (Type of ID) as identification and who did not take an oath. 416-820-449

GREGORY KONG
Notary Public - State of Florida
Commission # HH 212088
My Comm. Expires Dec 28, 2025

NOTARY PUBLIC, STATE OF Florida

Type or Print Name: Gregory Kong

Commission No.: HH212088

My Commission Expires: 12/28/25

LETTER OF AUTHORIZATION

I/We, Manuel Gomez, 2251 S Old Dixie Hwy, LLC. as Applicant(s) of the property described as:

2251 S Old Dixie Hwy, Parcel ID 03-13-31-0650-000A0-0091

Authorize Kimberly A. Buck (Name of agent) to act as my agent to transfer All Permits and Agreements associated with the above-referenced property.

Manuel Gmz

APPLICANT'S SIGNATURE

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 2/22/24 (Date) by Manuel Gomez (Name of person acknowledging) who is personally known to me ~~or~~ and who has produced NY Driver license (Type of ID) as identification and who did not take an oath. 416-820-449

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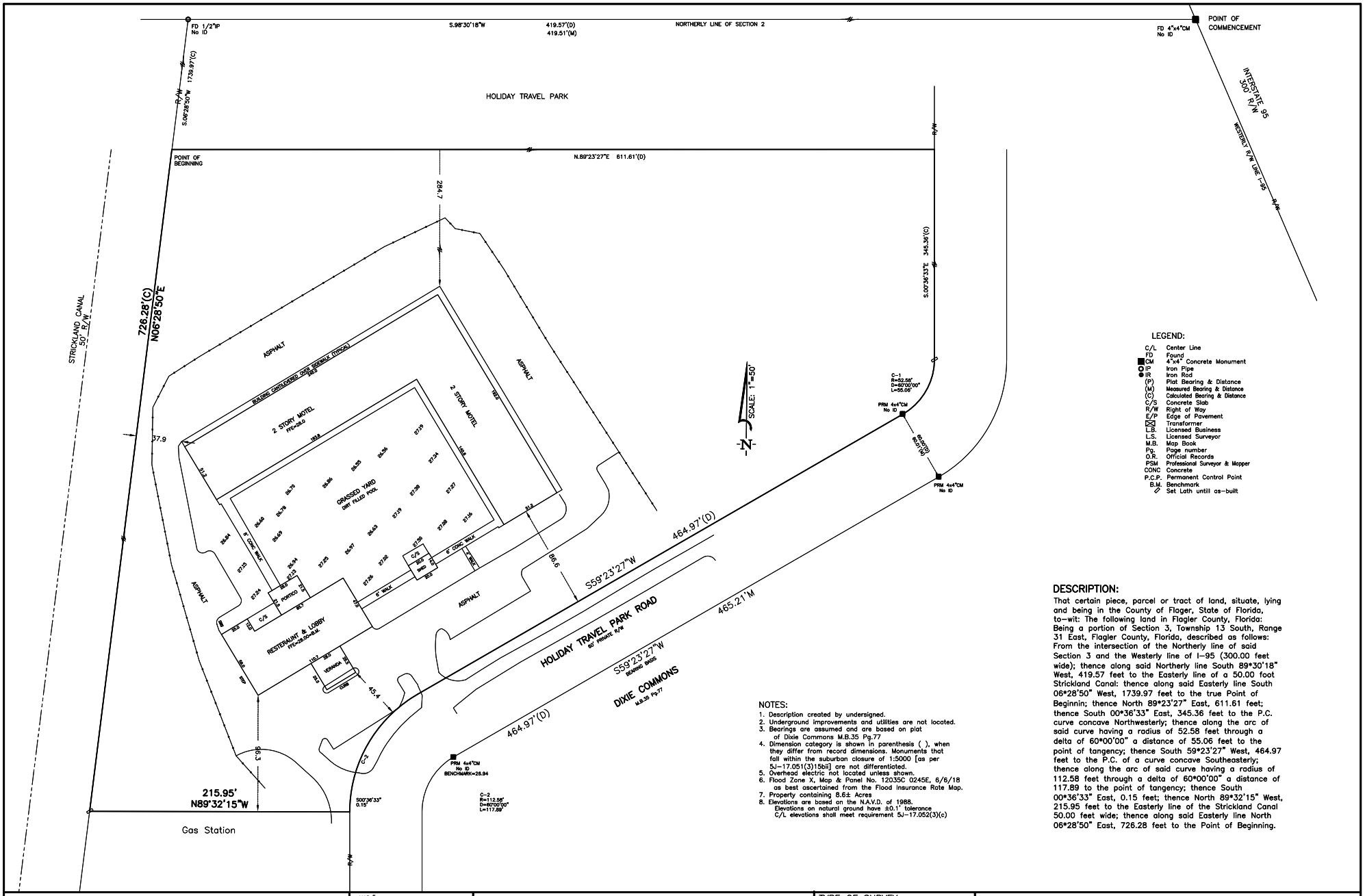


LEGEND:

C/L	Center Line
FD	Found
■CM	4"x4" Concrete Monument
○IP	Iron Pipe
●IR	Iron Rod
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
(C)	Calculated Bearing & Distance
C/S	Concrete Slab
R/W	Right of Way
E/P	Edge of Pavement
⊠	Transformer
L.B.	Licensed Business
L.S.	Licensed Surveyor
M.B.	Map Book
Pg.	Page number
O.R.	Official Records
PSM	Professional Surveyor & Mapper
CONC	Concrete
P.C.P.	Permanent Control Point
B.M.	Benchmark
⊘	Set Lath untill as-built

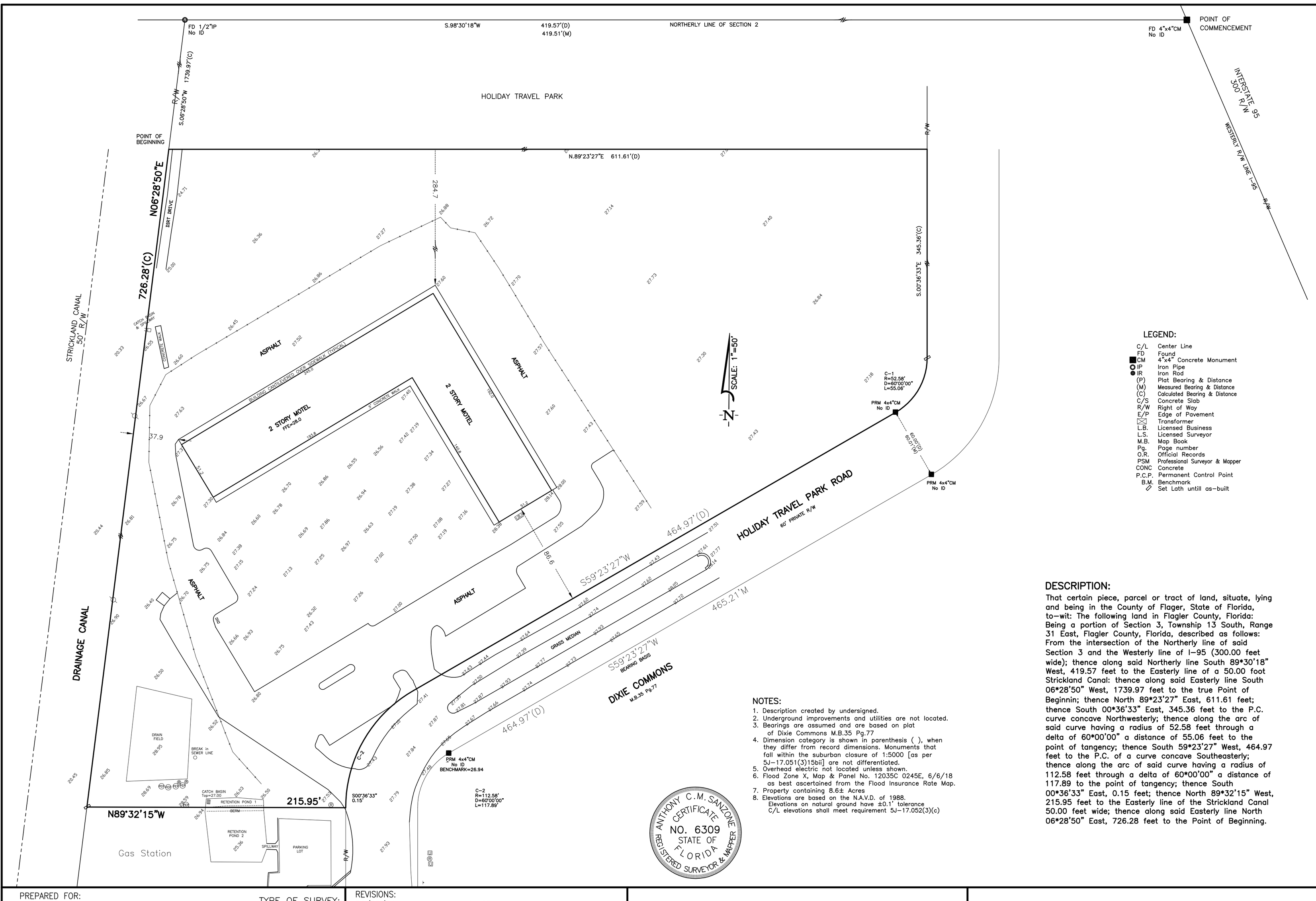
NOTES:

1. Description created by undersigned.
2. Underground improvements and utilities are not located.
3. Bearings are assumed and are based on plat of Dixie Commons M.B.35 Pg.77
4. Dimension category is shown in parenthesis ( ), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)(15bii)] are not differentiated.
5. Overhead electric not located unless shown.
6. Flood Zone X, Map & Panel No. 12035C 0245E, 6/6/18 as best ascertained from the Flood Insurance Rate Map.
7. Property containing 8.6± Acres
8. Elevations are based on the N.A.V.D. of 1988. Elevations on natural ground have ±0.1' tolerance C/L elevations shall meet requirement 5J-17.052(3)(c)

DESCRIPTION:

That certain piece, parcel or tract of land, situate, lying and being in the County of Flager, State of Florida, to-wit: The following land in Flagler County, Florida: Being a portion of Section 3, Township 13 South, Range 31 East, Flagler County, Florida, described as follows: From the intersection of the Northerly line of said Section 3 and the Westerly line of I-95 (300.00 feet wide); thence along said Northerly line South 89°30'18" West, 419.57 feet to the Easterly line of a 50.00 foot Strickland Canal: thence along said Easterly line South 06°28'50" West, 1739.97 feet to the true Point of Beginnin; thence North 89°23'27" East, 611.61 feet; thence South 00°36'33" East, 345.36 feet to the P.C. curve concave Northwesterly; thence along the arc of said curve having a radius of 52.58 feet through a delta of 60°00'00" a distance of 55.06 feet to the point of tangency; thence South 59°23'27" West, 464.97 feet to the P.C. of a curve concave Southeasterly; thence along the arc of said curve having a radius of 112.58 feet through a delta of 60°00'00" a distance of 117.89 to the point of tangency; thence South 00°36'33" East, 0.15 feet; thence North 89°32'15" West, 215.95 feet to the Easterly line of the Strickland Canal 50.00 feet wide; thence along said Easterly line North 06°28'50" East, 726.28 feet to the Point of Beginning.

PREPARED FOR: -- -- -- --	WO# 2210018		TYPE OF SURVEY: BOUNDARY	A1A EAST COAST LAND SURVEYING, LLC 1366 US Highway 1 Suite 602, Ormond Beach FL 32174 PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635
		THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 9/30/22 A Sanzone	--	
OFFICE WORK BY : ACMS DATE: 9/30/22	FIELD WORK BY: CB+DR DATE: 9/17/22	ANTHONY SANZONE PSM NO. 6309 LB NO. 8107 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER		DRAWING FILE NAME: -- FILE: --



LEGEND:

C/L	Center Line
FD	Found
■CM	4"x4" Concrete Monument
○IP	Iron Pipe
●IR	Iron Rod
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
(C)	Calculated Bearing & Distance
C/S	Concrete Slab
R/W	Right of Way
E/P	Edge of Pavement
⊠	Transformer
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6. Flood Zone X, Map & Panel No. 12035C 0245E, 6/6/18 as best ascertained from the Flood Insurance Rate Map.
7. Property containing 8.6± Acres
8. Elevations are based on the N.A.V.D. of 1988. Elevations on natural ground have ±0.1' tolerance C/L elevations shall meet requirement 5J-17.052(3)(c)

ANTHONY C.M. SANZONE CERTIFICATE NO. 6309 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

PREPARED FOR:
-- Yuki Smouha
--
--
--

TYPE OF SURVEY:
BOUNDARY
TOPOGRAPHY
2210018

REVISIONS:
02/27/24 remove restaurant ACS
05/16/24 add more topo and location 2405031 ACS

OFFICE WORK BY : ACMS
DATE: 10/18/22

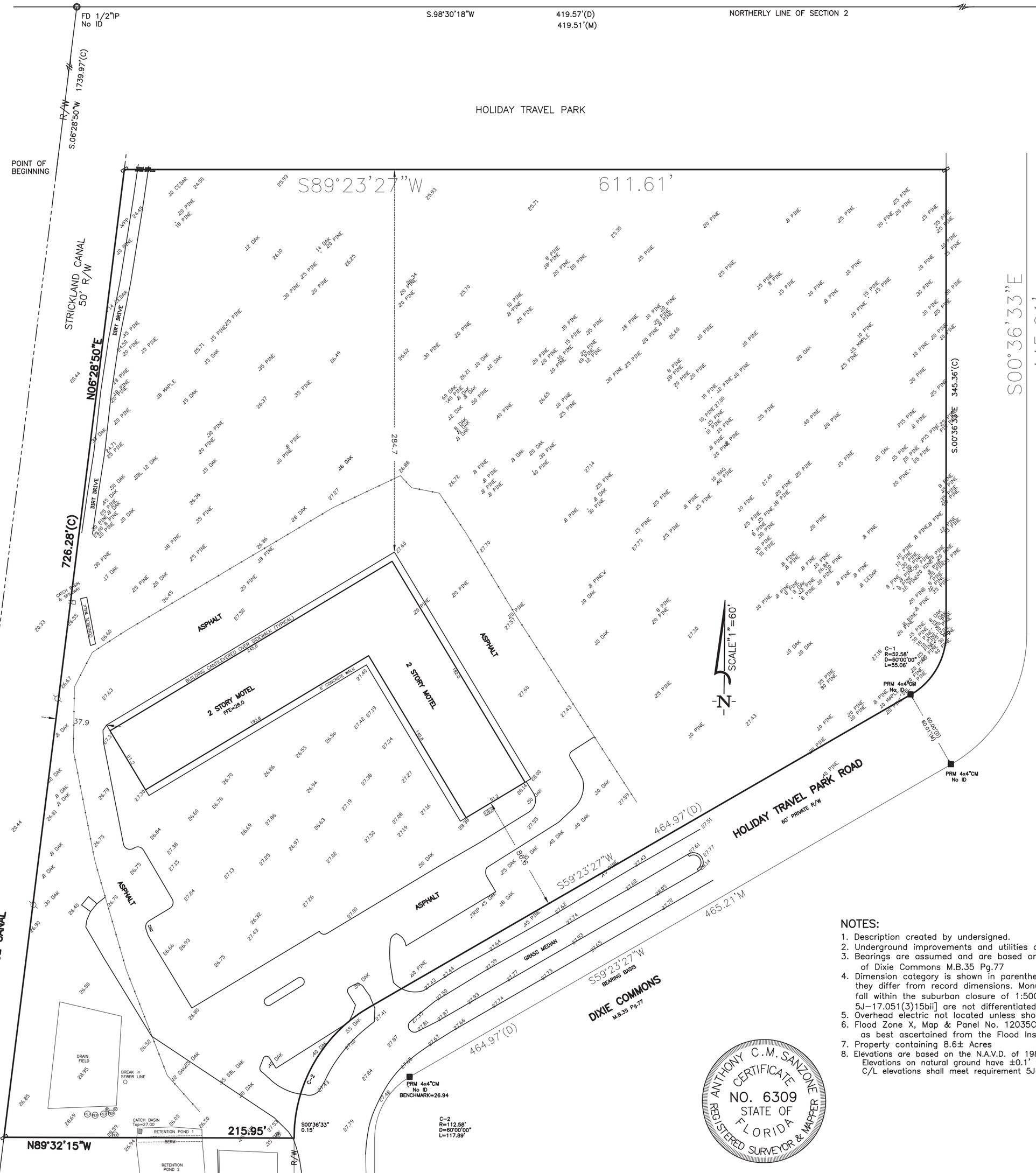
FIELD WORK BY: CB+DR
DATE: 9/17/22

THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

9/30/22

ANTHONY SANZONE PSM NO. 6309 LB NO. 8107
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

A1A EAST COAST LAND SURVEYING, LLC
1366 US Highway 1 Suite 602, Ormond Beach FL 32174
PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635



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PREPARED FOR:
-- Yuki Smouha
--
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TYPE OF SURVEY:
BOUNDARY
TOPOGRAPHY
2210018

REVISIONS:
02/27/24 remove restaurant ACS
05/16/24 add more topo and location 2405031 ACS
06/03/24 add tree locations 2406005 ACS

OFFICE WORK BY : ACMS
DATE: 10/18/22

FIELD WORK BY: CB+DR
DATE: 9/17/22

Anthony C Sanzone
Digitally signed by Anthony C Sanzone
Date: 2024.06.25 15:30:19 -04'00'

THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

9/30/22

ANTHONY SANZONE PSM NO. 6309 LB NO. 8107
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

A1A EAST COAST LAND SURVEYING, LLC
1366 US Highway 1 Suite 602, Ormond Beach FL 32174
PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

ECS Florida, LLC

Geotechnical Engineering Report

Henry Hotel Redevelopment

2251 South Old Dixie Highway
Bunnell, Florida

ECS Project Number 56:1900

June 27, 2024

June 27, 2024

Mr. Yacov Smouha
2251 South Old Dixie Highway
Bunnell, Florida 32110

ECS Project No. 56:1900

Reference: Geotechnical Engineering Report
Henry Hotel Redevelopment
2251 South Old Dixie Highway
Bunnell, Florida 32110

Dear Mr. Smouha:

ECS Florida, LLC (ECS) has completed the subsurface exploration, laboratory testing, and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed-to scope of work. This report presents our understanding of the geotechnical aspects of the project along with the results of the field exploration and laboratory testing conducted, and our pavement and stormwater management facility recommendations.

It has been our pleasure to be of service to **2251 S. Old Dixie Highway, LLC** during the design phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify the assumptions of subsurface conditions made for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

ECS FLORIDA, LLC

This item has been digitally signed and sealed by Corey Alan Dunlap on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Giovanni Mafiol E.I.
Geotechnical Project Manager
GMafiol@esclimited.com

Corey A. Dunlap, P.E
Principal Engineer
Registered Florida No. 77678
CDunlap@ecslimited.com

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- Figure 1 – Site Location Diagram
- Figure 2 – Boring Location Diagram

Appendix B – Field Operations

- Reference Notes for Boring Logs
- Subsurface Exploration Procedure: Standard Penetration Testing (SPT)
- Subsurface Exploration Procedure: Auger Borings
- Geotechnical SPT Boring Logs
- Geotechnical Auger Boring Logs

Appendix C – Laboratory Testing

- Laboratory Testing Summary

EXECUTIVE SUMMARY

This Executive Summary is intended as a very brief overview of the primary geotechnical conditions that are expected to affect design and construction of the proposed Henry Hotel Redevelopment including an expansion of the parking lot and one proposed stormwater management area along the northeast side of the site, located at 2251 South Old Dixie Highway in Bunnell, Florida. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- We consider the subsurface conditions at the site adaptable for support of flexible and rigid pavement sections when constructed on properly prepared subgrade soils as outlined in Section 5.0 of this report.
- The fine sand with silt (SP-SM) encountered at the site are considered suitable for use as structural fill soil.
- The borings encountered groundwater at depths of approximately 4.9 to 5.5 feet below the existing ground surface. Groundwater control will likely be required during earthwork construction.
- We recommend that ECS be provided the opportunity to review earthwork specifications to verify that our recommendations have been properly interpreted and implemented. ECS should also be retained to perform the construction material testing and observations required for this project, to verify that our recommendations have been satisfied.

1.0 INTRODUCTION

The purpose of this study was to provide geotechnical information for stormwater and pavement designs for the proposed Henry Hotel Redevelopment located at 2251 South Old Dixie Highway in Bunnell, Florida. Based on the information provided, the proposed development consists of the expansion of existing parks and drives and proposed a stormwater management area along the northeast side of the site.

This report contains the procedures and results of our subsurface exploration and laboratory testing programs, review of existing site conditions, engineering analyses, and recommendations for the pavement design and earthwork construction of the project. This report includes the following items:

- A brief review and description of our field and laboratory test procedures and the results of testing conducted;
- A review of surface topographical features and site conditions;
- A review of area and site geologic conditions;
- A review of subsurface soil stratigraphy with pertinent available physical properties;
- Final copies of our soil boring logs;
- Measured groundwater levels and our estimate for the normal seasonal high groundwater at the boring locations;
- General recommendations for on-site pavement design
- Soil permeability (hydraulic conductivity) within the stormwater management areas:
- Evaluation of soil suitability for use as structural fill; and
- Recommendations for site preparation and construction of compacted fills.

2.0 PROJECT INFORMATION

2.1 PROJECT LOCATION/CURRENT SITE USE

The project site is located at 2251 South Old Dixie Highway in Bunnell, Florida. The site will be a hotel redevelopment. The conditions surrounding the site are as follows:

- to the east is a commercial plaza populated by sparse commercial buildings;
- to the north are single-family housing units;
- to the west are single-family housing units; and
- to the south is a small commercial plaza.

The general site location is shown below.

Site Location

At the time of our exploration, the site was occupied by a condemned hotel with associated parking lots and driveways with undeveloped dense woodlands on the north side of the property. Based on review of online topographic information available through Google Earth, the site has an elevation of approximately 25 to 28 feet. Note this elevation is approximate within several feet and should not be used for design.

2.2 PAST HISTORY AND SITE USES

ECS has reviewed aerial photographs of the subject site on Google Earth and Historic Aerials (NETROnline). The aerial photographs reviewed were dated from 1958 to 2023. The Aerial photographs from 1958 showed the site was sparsely populated by light vegetation and trees. By 1983 the current structure was at the site. Since 1983, the site has remained with conditions approximately as they existed at the time of this report.

2.3 SOIL SURVEY MAPPING

Based on the Web Soil Survey for Flagler County, Florida, as prepared by the U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS), the predominant soil types existing within the site area boundaries are described in the following table. The site area is illustrated superimposed on the USDA-NRCS Soil Survey Map in the following figure.

Web Soil Survey Data

Soil Type	Drainage Class	Water Table
11 – Myakka-Myakka, wet, Fine Sand, 0 to 2 percent slopes	Poorly Drained	About 6 - 8 inches
19 – Valkaria Fine Sand, 0 to 2 percent slopes	Poorly Drained	About 3 to 18 inches
21 – Smyrna Fine Sand, 0 to 2 percent slopes	Poorly Drained	About 6 to 18 inches

Soil mapping of the site vicinity included soil types and numbers are presented in figure below, obtained from the USDA Web Soil site.

Site Soil Survey, Flagler County, Florida

2.4 PROPOSED CONSTRUCTION

Based on the information by Alann Engineering Group, Inc we understand that boring locations were provided for the approximate proposed parking lot expansion with adjacent stormwater

management area. The parking lot will extend northwest and northeast from the existing pavements and the stormwater management area will be located in an area that is currently undeveloped northeast of the anticipated expansion of the parking lot.

3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our scope of exploration work included drilling two (2) Standard Penetration Test (SPT) borings to depths of 15 feet below the ground surface for the proposed stormwater management areas, and two (2) hand auger borings to depths of 6 feet below the ground surface in the proposed parking lot expansion for pavement design. Our borings were located with a handheld GPS unit and their approximate locations are shown on the Boring Location Diagram (Figure 2) in Appendix A. Our exploration procedures are explained in greater detail in Appendix B including the insert titled Reference Notes for Boring Logs.

3.1 SUBSURFACE CHARACTERIZATION

The subsurface conditions encountered were generally consistent with published geological mapping. The following sections provide generalized characterizations of the soil strata. Please refer to the boring logs in Appendix B.

Subsurface Stratigraphy for SPT Borings

Approximate Depth Range (ft)	Stratum	Description
0 – 0.5	-	Top Soil
0.5 - 15	I	Medium Dense to Very Dense Fine Sand (SP), and Fine Sand With Silt (SP-SM) **With exception of P-02 which encountered roots within the first 2 feet below ground surface**

Subsurface Stratigraphy for Auger Borings

Approximate Depth Range (ft)	Stratum	Description
0 – 0.5	-	Top Soil
0.5 - 6	I	Fine Sand WITH SILT (SP-SM)

3.2 GROUNDWATER OBSERVATIONS

3.2.1 Encountered Groundwater

Groundwater levels were measured during our field exploration and are presented in our boring logs in Appendix B. Where encountered, ground water depths measured at the time of drilling were approximately 4.9 to 5.5 feet below the ground surface at each boring location. Variations in the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors.

3.2.2 Estimated Seasonal High Groundwater

The normal seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the normal seasonal high groundwater level.

Based on our interpretation of the site conditions, including the boring logs and Web Soil Survey information, we estimate the normal seasonal high groundwater level to be approximately at 3 to 3.5 feet below the ground surface; approximately 2 feet higher than the levels at which groundwater was estimated at the time of the field exploration. It is possible that groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rain.

3.3 LABORATORY TESTING

The samples from the borings were visually classified on the basis of texture and plasticity in accordance with ASTM D2487 Standard Practice for Classification for Engineering Purposes (Unified Soil Classification System (USCS)) and ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) and including USCS classification symbols. After classification, the samples were grouped in the major zones noted on the boring logs in Appendix B. The group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the logs are approximate; in situ, the transitions may be gradual.

The laboratory testing consisted of selected tests performed on samples obtained during our field exploration operations. Classification and index property tests were performed on representative soil samples. Laboratory tests performed on the selected samples included percent fines (ASTM D1140), moisture content (ASTM D2216), organic content (ASTM D2974), and permeability tests (FM 5-513). The moisture content and fines content are shown on the boring logs in Appendix B, and all laboratory test results are tabulated in Appendix C. To measure the permeability rate two falling head permeability test were performed on a remolded sample from Boring P-01 and Boring P-02. The results of the tests are presented in Section 4.1 of this report.

4.0 DESIGN RECOMMENDATIONS

4.1 GENERAL PAVEMENT RECOMMENDATIONS

Based on the results of our exploration, we consider the subsurface conditions at the site favorable for support of a flexible pavement section when constructed on properly prepared subgrade soils as outlined in Section 5.0 of this report. Typical pavement sections used in Central Florida are shown on the following table. If requested, we can prepare a project-specific pavement design if specific traffic data is provided.

FLEXIBLE PAVEMENT SECTIONS		
MATERIAL	**LIGHT DUTY (Parking)**	**HEAVY DUTY (Truck Drives)**
Asphaltic Concrete Surface Course (SP-9.5 or SP-12.5)	1.5 inches	2.5 inches
Aggregate Base	6 inches	8 inches
Stabilized Subgrade	12 inches	12 inches

Base and Subgrade: The limerock base course should have a minimum Limerock Bearing Ratio (LBR) of 100 and should be compacted to 98 percent of the modified Proctor maximum dry density (ASTM D 1557) value.

The subgrade material should have a minimum LBR of 40 and be compacted to 98 percent of the modified Proctor maximum dry density (ASTM D1557) value.

Underdrains: Satisfactory pavement life is dependent on dry/strong pavement support provided by the base and subgrade courses. Accordingly, a minimum clearance of 2 feet must be maintained between the normal seasonal high groundwater table and the bottom of the limerock base layer. The required separation between the normal seasonal high groundwater table and the bottom of the limerock base layer should be achievable at the site through grading design.

4.2 STORMWATER INFILTRATION – SOIL PERMEABILITY

Permeability testing of the near surface site soils was requested for the project by Alann Engineering Group, Inc to determine permeability of soils at the locations of the proposed stormwater management areas along the northeast side of the site. Laboratory permeability testing was completed on fine sand with silt (SP-SM) soils from soil borings within the location of the proposed management areas. To determine the hydraulic conductivity (soil permeability), ECS conducted a laboratory falling head permeability test in accordance with ASTM D5084-16a. The soil hydraulic conductivity (permeability) is presented in the following table. Note the permeability test was performed on a remolded sample.

Laboratory Permeability Results

Test Location	Soil Type	Test Depth (feet)	Measured Mean Permeability (ft/day) K_m	Estimated Horizontal Permeability (ft/day) K_h	Estimated Vertical Permeability (ft/day) K_v
P-01	SP-SM	4 to 6	0.74	0.82	0.67
P-02	SP-SM	2 to 4	5.5	5.9	5.13

For stormwater design calculations, we recommend an appropriate factor of safety be applied to the above unfactored permeability values.

5.0 SITE CONSTRUCTION RECOMMENDATIONS

5.1 SUBGRADE PREPARATION

5.1.1 Stripping and Grubbing

The "footprint" of the proposed pavement and hardscape areas, plus a minimum additional margin of 5 feet and 3 feet, respectively, should be stripped of all, surface vegetation, stumps, organic topsoil (if present) or other deleterious materials. During grubbing operations, roots with a diameter greater than 0.5-inch, stumps, or small roots in a concentrated state, should be grubbed and completely removed.

During stripping and grubbing, site materials should be observed for unsuitable soils. Any identified unsuitable soils should be removed from the building and parking/drive areas and can be stockpiled and may be considered for reuse subsequently in non-structural areas.

5.1.2 Temporary Groundwater Control

Because of the need for densification of soils within the upper 2 feet below the stripped surface, temporary groundwater control measures may be required if the groundwater level is within 2 feet below the stripped and grubbed surface at the time of construction. Should groundwater control measures become necessary, dewatering methods should be determined by the contractor. We recommend the groundwater control measures, if necessary; remain in place until compaction of the existing soils is completed. The dewatering method should be maintained until backfilling has reached a height of 2 feet above the groundwater level at the time of construction. The site should be graded to direct surface water runoff from the construction area.

5.1.3 Subgrade Compaction

After completing the clearing and stripping operations, the exposed surface should be compacted with a heavy vibratory roller having a minimum static, at-drum weight of 10 tons. Typically, the material should exhibit moisture contents within ±2 percentage points of the Modified Proctor optimum moisture content (ASTM D1557) during the compaction operations. Dynamic Cone Penetrometer (DCP) tests should be performed subsequent to the subgrade compaction operations to confirm sufficient densification of the sands within the upper 4 feet below subgrade level. Compaction should continue until densities of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557) have been achieved.

Should the bearing level soil experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated, and (1) the disturbed soils should be removed and backfilled with compacted structural fill, or (2) the excess moisture content within the disturbed soils should be allowed to dissipate before recompacting.

Care should be exercised to avoid damaging any nearby structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified, and the existing conditions of the structures should be documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and ECS should be contacted immediately. We recommend the vibratory roller remain a minimum of 50 feet from existing structures. Within this zone, use of a track-mounted bulldozer, or a vibratory roller operating in the static mode, is recommended.

Following subgrade compaction and prior to fill placement, the exposed subgrade should demonstrate that the subgrade will pass a thorough proof-roll with construction equipment having a minimum axle load of 20 tons [e.g., fully loaded tandem-axle dump truck]. Proof rolling should be traversed in two perpendicular directions with overlapping passes of the vehicle under the observation of an ECS engineer. This procedure is intended to assist in identifying any localized yielding materials.

Where proof rolling identifies areas that are an unstable or “pumping” subgrade, those areas should be repaired prior to the placement of any subsequent structural fill or other construction materials. Methods of stabilization include undercutting or moisture conditioning. The situation should be discussed with ECS to determine the appropriate procedure. Test pits may be excavated to explore the shallow subsurface materials to help in determining the cause of the observed unstable materials, and to assist in the evaluation of appropriate remedial actions to stabilize the subgrade.

5.2 EARTHWORK OPERATIONS

5.2.1 Structural Backfill and Fill Soils

Structural fill is defined as a non-plastic, inorganic, granular soil having less than 10 percent material passing the No. 200 mesh sieve and containing less than 4 percent organic material. The fine sands with silt (SP-SM), without roots, as encountered in the borings, are suitable as fill materials and with proper moisture control, should densify using conventional compaction methods. Soils with more than 10 to 12 percent passing the No. 200 sieve will be more difficult to compact, due to their nature to retain soil moisture, and may require drying.

Structural Fill Compaction Requirements: Materials satisfactory for use as structural fill should consist of soils with the following compaction requirements.

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Modified Proctor, ASTM D1557
Required Compaction	95% of Max. Dry Density (general structural fill) 98% of Max. Dry Density (upper one foot below the proposed pavement base course)
Loose Thickness prior to compaction	12 inches if vibratory drum roller compaction equipment is used 8 inches if vibratory drum roller is used in static mode 8 inches if track-mounted compaction equipment is used 6 inches if hand-held compaction equipment is used

Fill materials should not be placed on excessively wet soils. Excessively wet soils should be scarified, aerated, and moisture conditioned. Proper drainage should be maintained during the earthwork phases of construction to prevent ponding of water which has a tendency to degrade subgrade soils. The contractor should minimize dusting or implement dust control measures, as required.

We recommend that the grading contractor have equipment on site during earthwork for both drying and wetting fill soils. Moisture control may be difficult during extended periods of rain. The control of moisture content of soils containing more than 10% fines may be difficult when these soils become wet. Further, such soils are easily degraded by construction traffic when the moisture content is elevated.

5.2.2 Flexible Pavement Areas

Following compaction of subgrade soils below base course elevation in pavement areas and proof-rolling, fill/paving materials required to achieve the finish pavement grades can then be placed and compacted as described in Section 5.2.1.

5.3 UTILITY INSTALLATIONS

Utility Subgrades: The soils encountered in the borings predominantly comprised fine sands (SP). It is our opinion that these soils are suitable bedding soils for pipelines and utility structures.

Utility Backfilling: Backfill placed around the pipe, and to a height of 2 feet above the top of pipe, should be placed in 6-inch lifts. Each lift should be compacted with hand-held equipment to 98 percent of the soil's Modified Proctor (ASTM D1557) maximum dry density. Backfill placed above the 2-foot zone above the top of pipe elevation may be placed in 12-inch lifts and compacted with heavier equipment. Typically, the backfill soil should exhibit moisture contents within ±2 percent

of the soil's optimum moisture content as determined from the Proctor test. Care should be taken to avoid damaging the pipe during compaction operations.

Utility Excavation Dewatering: Based on the groundwater depths encountered in our borings, groundwater will likely be encountered by utility excavations which extend below existing grades. It is expected that removal of groundwater will be required, especially for deeper utility excavations. The contractor should submit a dewatering plan prior to installing the site utilities.

Excavation Safety: All excavations and slopes should be made and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing and constructing stable, temporary excavations and slopes and should shore, slope, or bench the sides of the excavations and slopes as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Erosion Control: The surface soils may be erodible. Therefore, the Contractor should provide and maintain good site drainage during earthwork operations to maintain the integrity of the surface soils. All erosion and sedimentation controls should be in accordance with sound engineering practices and local requirements.

6.0 CLOSING

Our geotechnical exploration has been performed, our findings obtained, and our recommendations prepared, in accordance with generally accepted geotechnical engineering principles and practices. ECS is not responsible for any independent conclusions, interpretation, opinions, or recommendations made by others based on the data contained in this report.

Our scope of services was intended to evaluate the soil conditions within the zone of soil influenced by the proposed stormwater management facility and pavement. Our scope of services does not address geologic conditions, such as sinkholes or soil conditions existing below the depth of the soil borings.

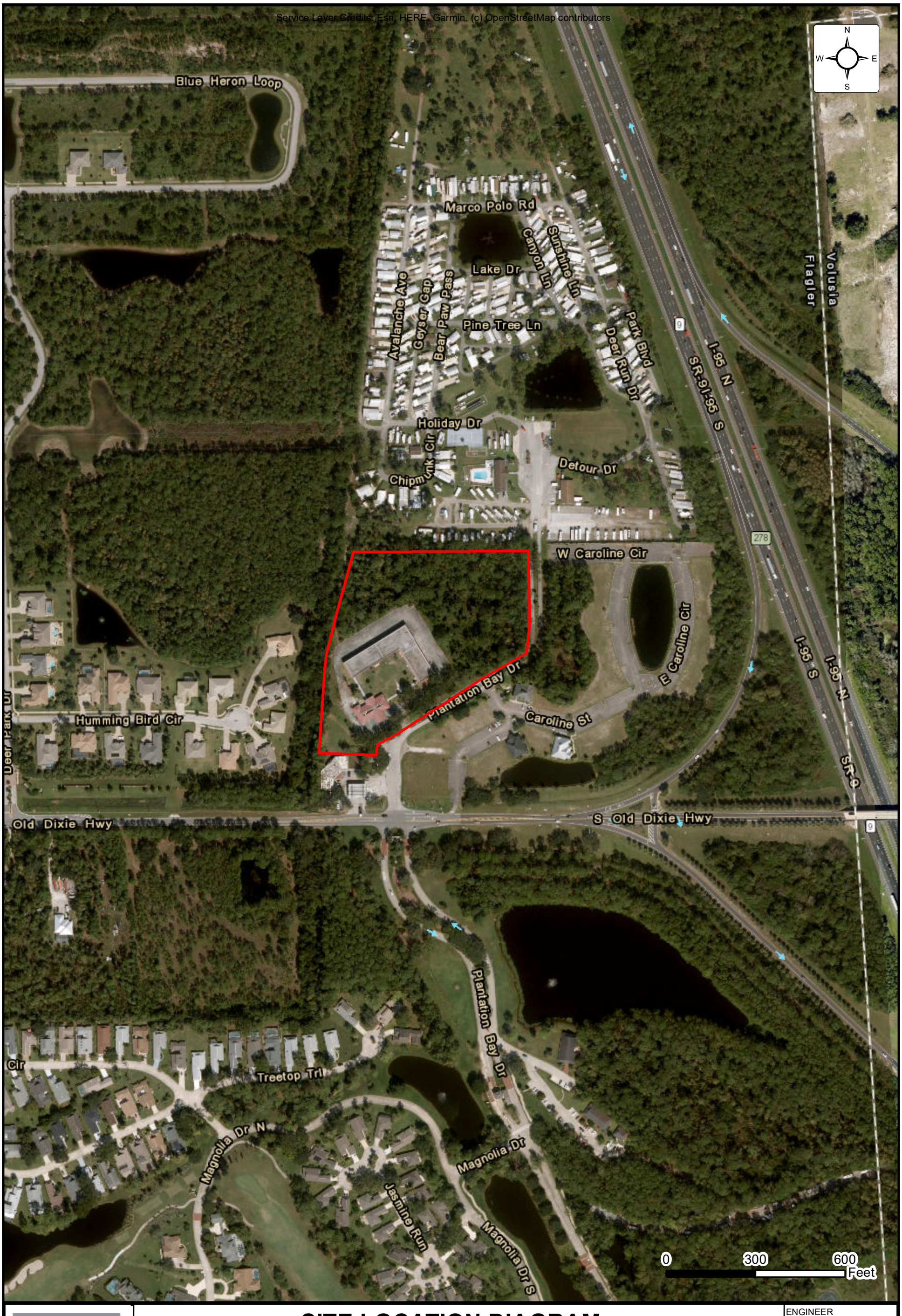
If any of the project description information discussed in this report is inaccurate, either due to our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted immediately that we can review the report in light of the changes and provide additional or alternate recommendations as may be required to reflect the proposed construction.

We recommend that ECS be allowed to review the project's plans and specifications pertaining to our work so that we may ascertain consistency of those plans/specifications with the intent of the geotechnical report.

Field observations, monitoring, and quality assurance testing during earthwork and foundation installation are an extension of and integral to the geotechnical design recommendation. We recommend that the owner retain these quality assurance services and that ECS be allowed to continue our involvement throughout these critical phases of construction to provide general consultation as issues arise.

APPENDIX A – Diagrams & Reports

Figure 1 – Site Location Diagram
Figure 2 – Boring Location Diagram



SITE LOCATION DIAGRAM
HENRY HOTEL REDEVELOPMENT

2251 S. OLD DIXIE HIGHWAY, BUNNELL, FLORIDA
2251 S. OLD DIXIE HIGHWAY LLC

ENGINEER	DS05
SCALE	AS NOTED
PROJECT NO.	56:1900
FIGURE	1 OF 2
DATE	6/20/2024

BORING LOCATION DIAGRAM
HENRY HOTEL REDEVELOPMENT

2251 S. OLD DIXIE HIGHWAY, BUNNELL, FLORIDA
2251 S. OLD DIXIE HIGHWAY LLC

ENGINEER	DS05
SCALE	AS NOTED
PROJECT NO.	56:1900
FIGURE	2 OF 2
DATE	6/20/2024

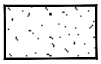
APPENDIX B – Field Operations

Reference Notes for Boring Logs
Subsurface Exploration Procedure: Standard Penetration Testing (SPT) ASTM D 1586
Subsurface Exploration Procedure: Soil Exploration and Sampling by Auger Borings ASTM D 1452
Geotechnical SPT Boring Logs
Auger Boring Logs

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]


ASPHALT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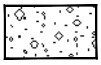
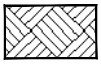
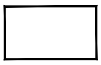
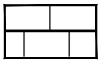

GRAVEL

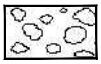

TOPSOIL

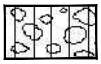

VOID


BRICK

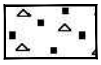

AGGREGATE BASE COURSE

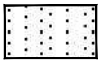

GW **WELL-GRADED GRAVEL**
gravel-sand mixtures, little or no fines

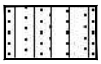

GP **POORLY-GRADED GRAVEL**
gravel-sand mixtures, little or no fines


GM **SILTY GRAVEL**
gravel-sand-silt mixtures

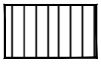

GC **CLAYEY GRAVEL**
gravel-sand-clay mixtures

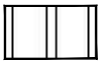

SW **WELL-GRADED SAND**
gravelly sand, little or no fines


SP **POORLY-GRADED SAND**
gravelly sand, little or no fines


SM **SILTY SAND**
sand-silt mixtures

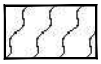

SC **CLAYEY SAND**
sand-clay mixtures

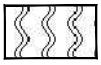

ML **SILT**
non-plastic to medium plasticity

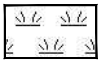

MH **ELASTIC SILT**
high plasticity


CL **LEAN CLAY**
low to medium plasticity


CH **FAT CLAY**
high plasticity


OL **ORGANIC SILT or CLAY**
non-plastic to low plasticity


OH **ORGANIC SILT or CLAY**
high plasticity


PT **PEAT**
highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<2	Very Soft
0.25 - <0.50	2 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
With	10 - 20	10 - 25
Adjective *(ex: "Silty")*	25 - 45	30 - 45

WATER LEVELS[6]

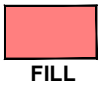

WL (First Encountered)


WL (Completion)


WL (Seasonal High Water)


WL (Stabilized)

FILL AND ROCK


FILL


POSSIBLE FILL


PROBABLE FILL


ROCK

[1]Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

[2]To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

[3]Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

[4]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[5]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

[6]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

[7]Minor deviation from ASTM D 2488-17 Note 14.

[8]Percentages are estimated to the nearest 5% per ASTM D 2488-17.

SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling

Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.

SPT Procedure:

- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 12 inches (in 3 or 4 Increments of 6 inches each)

- Auger is advanced* and an additional SPT is performed
- One SPT test is typically performed for every two to five feet

- Obtain 1.5-inch diameter soil sample

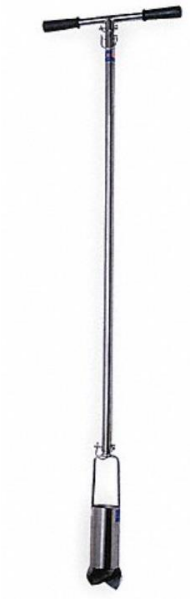
**Drilling Methods May Vary*— The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.

SUBSURFACE EXPLORATION PROCEDURE: SOIL EXPLORATION AND SAMPLING BY AUGER BORINGS

ASTM D 1452

The auger borings were performed manually by the use of a hand auger and in general accordance with the latest revision of ASTM D 1452, “Soil Investigation and Sampling by Auger Borings”. Representative samples of the soils brought to the ground surface by the augering process were placed in sealed containers and transported to our laboratory where they were examined by our engineer to verify the driller’s field classification.

HAND AUGER BORING:



CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
2251 S. Old Dixie Highway LLC	**56:1900**	**P-01**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
Henry Hotel Redevelopment	**Reliable Field Services of Central Florida, Inc.**

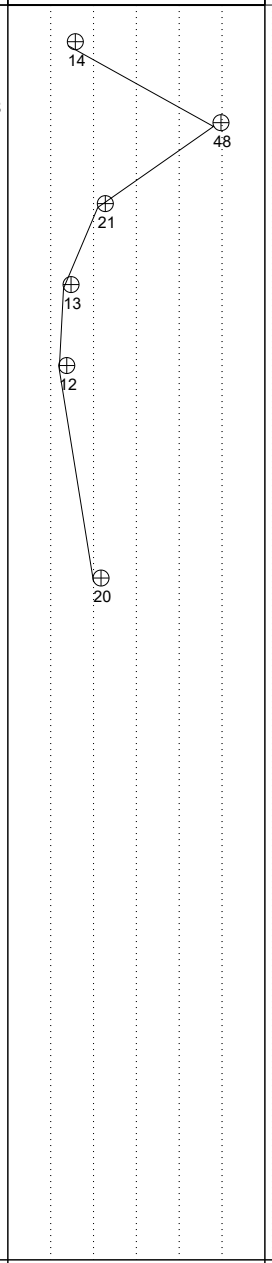
SITE LOCATION: **2251 S. Old Dixie Highway, Bunnell, Florida, 32110**

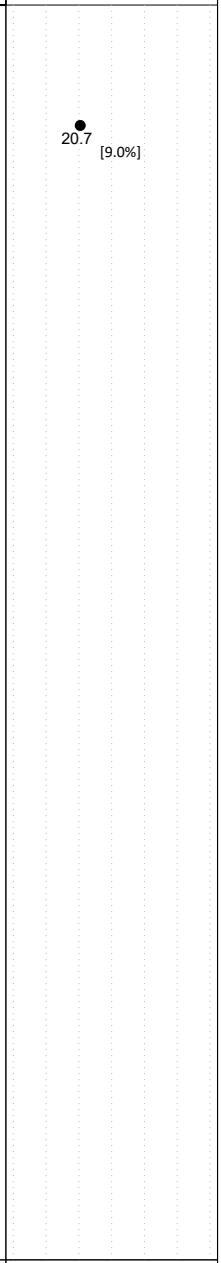
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
0	S-1	SS	24	24	Topsoil Thickness[6.00"] (SP-SM) FINE SAND WITH SILT, brown, moist, medium dense		0	5-6-8-8 (14)
	S-2	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist, dense	▼		12-22-26-28 (48)
5	S-3	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist to saturated, medium dense	▽	-5	9-10-11-10 (21)
	S-4	SS	24	24				8-7-6-8 (13)
	S-5	SS	24	24				4-6-6-7 (12)
10							-10	
					(SP-SM) FINE SAND WITH SILT, dark gray, saturated, medium dense			
	S-6	SS	18	18				8-9-11 (20)
15					**END OF BORING AT 15.0 FT**		-15	
20							-20	
25							-25	
30							-30	





THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**5.30**	BORING STARTED: **Jun 15 2024**		CAVE IN DEPTH:
▼ WL (Completion)		BORING COMPLETED: **Jun 15 2024**		HAMMER TYPE: **Auto**
▼ WL (Seasonal High Water)	**3.00**	EQUIPMENT: **Unknown**	LOGGED BY:	DRILLING METHOD: **Casing Advancer**
▽ WL (Stabilized)				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
2251 S. Old Dixie Highway LLC	**56:1900**	**P-02**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
Henry Hotel Redevelopment	**Reliable Field Services of Central Florida, Inc.**

SITE LOCATION: **2251 S. Old Dixie Highway, Bunnell, Florida, 32110**

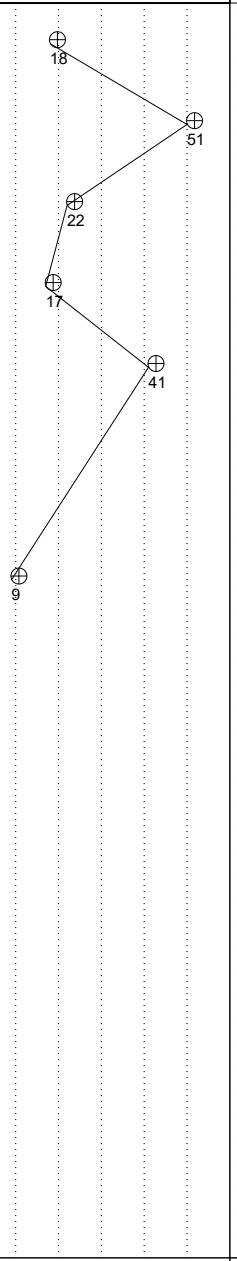
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
0	S-1	SS	24	24	Topsoil Thickness[6.00"] (SP-SM) FINE SAND WITH SILT, contains roots, gray, moist, medium dense		0	5-11-7-12 (18)
	S-2	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist, very dense	▼		16-22-29-33 (51)
5	S-3	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist to saturated, medium dense	▽	-5	9-11-11-11 (22)
	S-4	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, saturated, medium dense to dense			4-6-11-13 (17)
	S-5	SS	24	24				8-17-24-31 (41)
10							-10	
					(SP-SM) FINE SAND WITH SILT, gray, saturated, loose			
	S-6	SS	18	18				5-5-4 (9)
15					**END OF BORING AT 15.0 FT**		-15	
20							-20	
25							-25	
30							-30	

STANDARD PENETRATION BLOWS/FT
10 20 30 40 50
20 40 60 80 100
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
MC SAMPLER BLOWS/FT
10 20 30 40 50
TEXAS CONE PENETRATION BLOWS/FT



LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF
1 2 3 4 5
WATER CONTENT %
[FINES CONTENT] %
10 20 30 40 50

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**5.50**	BORING STARTED: **Jun 15 2024**	CAVE IN DEPTH:
▼ WL (Completion)		BORING COMPLETED: **Jun 15 2024**	HAMMER TYPE: **Auto**
▼▽ WL (Seasonal High Water)	**3.50**	EQUIPMENT: **Unknown**	LOGGED BY:
▽▽ WL (Stabilized)			DRILLING METHOD: **Casing Advancer**

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	SHEET:
2251 S. Old Dixie Highway LLC	**56:1900**	**1 of 1**
PROJECT NAME:	HAND AUGER NO.:	SURFACE ELEVATION:
Henry Hotel Redevelopment	**A-01**	
SITE LOCATION:		STATION:
2251 S. Old Dixie Highway, Bunnell, Florida, 32110		
LATITUDE:	LONGITUDE:	

DEPTH (FT)	WATER LEVELS	ELEVATION (FT)	DESCRIPTION OF MATERIAL	EXCAVATION EFFORT	DCP	SAMPLE NUMBER	FINES CONTENT (%)	MOISTURE CONTENT (%)
			Topsoil Thickness[6.00"]			S-1		
			(SP-SM) FINE SAND WITH SILT, dark gray, moist					
			(SP-SM) FINE SAND WITH SILT, light gray, moist			S-2		
	▽							
			(SP-SM) FINE SAND WITH SILT, dark gray, moist to saturated			S-3		
5	▽	-5						
			END OF HAND AUGER AT 6.0 FT					
10		-10						
15								

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

▽ WL (First Encountered) **5.10**	▼ WL (Seasonal High) **3.00**	ECS REP:	DATE COMPLETED:	UNITS:	CAVE-IN-DEPTH:
▼ WL (Completion)			**Jun 15 2024**	**English**	

HAND AUGER LOG

CLIENT:	PROJECT NO.:	SHEET:
2251 S. Old Dixie Highway LLC	**56:1900**	**1 of 1**
PROJECT NAME:	HAND AUGER NO.:	SURFACE ELEVATION:
Henry Hotel Redevelopment	**A-02**	
SITE LOCATION:		STATION:
2251 S. Old Dixie Highway, Bunnell, Florida, 32110		
LATITUDE:	LONGITUDE:	

DEPTH (FT)	WATER LEVELS	ELEVATION (FT)	DESCRIPTION OF MATERIAL	EXCAVATION EFFORT	DCP	SAMPLE NUMBER	FINES CONTENT (%)	MOISTURE CONTENT (%)
			Topsoil Thickness[6.00"]			S-1		
	▼		(SP-SM) FINE SAND WITH SILT, dark gray, moist					
			(SP-SM) FINE SAND WITH SILT, dark brown, moist to saturated			S-2	8	23.6
5	▽	-5				S-3		
			END OF HAND AUGER AT 6.0 FT					
10		-10						
15								

REMARKS:

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

EXCAVATION EFFORT: E - EASY M - MEDIUM D - DIFFICULT VD - VERY DIFFICULT

▽ WL (First Encountered) **4.90**	▼ WL (Seasonal High) **3.00**	ECS REP:	DATE COMPLETED:	UNITS:	CAVE-IN-DEPTH:
▼ WL (Completion)			**Jun 15 2024**	**English**	

HAND AUGER LOG

APPENDIX C – Laboratory Testing

Laboratory Testing Summary

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		@ LBR (%)	#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)		
A-02	S-2	3.4	23.6	**SP-SM**				8.2				
P-01	S-2	2-4	20.7	**SP-SM**				9.0				
P-02	S-3	4-6	24.9	**SP-SM**				5.9				2.6

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, @FM 5-515, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Henry Hotel Redevelopment
Client: 2251 S. Old Dixie Highway LLC

Project No.: 56:1900
Date Reported: 6/25/2024

Office / Lab	Address	Office Number / Fax
ECS Florida LLC - Daytona Beach	2330 South Nova Road Suite A South Daytona, FL 32119	(386)944-9588 (386)944-9589

Tested by	Checked by	Approved by	Date Received
RRawson	RRawson	RRawson	

ALANN ENGINEERING GROUP
CONSULTING ENGINEERS SINCE 1989

WATER & WASTEWATER DEMANDS
VILLAGE CROSSING CENTER
MAY 21, 2024

The site will consist of a 64 room hotel with a 4751 SF restaurant, which includes outdoor seating. Assume 190 seats.

Based on Chapter 64E-6 FAC, the following flows are anticipated.

Hotel: 100 GPD per room
Restaurant: 40 GPD per seat

64 rooms @ 100 GPD/room => 6400 GPD
4751 SF restaurant with 190 seats => 7600 GPD

Total estimated wastewater flows = **14,000 GPD**

Use same for water demands = **14,000 GPD or 14.6 GPM**

Fire Flow calculations:

Two hydrant flow tests were provided. The flow tests are attached. Using this information, an EPA.net flow calculation was performed to verify adequate fire flow. Assume 1000 gpm for 2 hours

The results indicate the lowest drop in pressure is 47.99 psi for a fire simulation for building, which is an acceptable level of service.

With 1,000 gpm required, one hydrant located within 500' of the building is sufficient to meet the capacity. See table below.

2024.06.28 16:09:58 -04'00'

Cole T. Buck, State of Florida, Professional Engineer, License No. 88690

This item has been electronically signed and sealed by Cole T. Buck on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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CA5479

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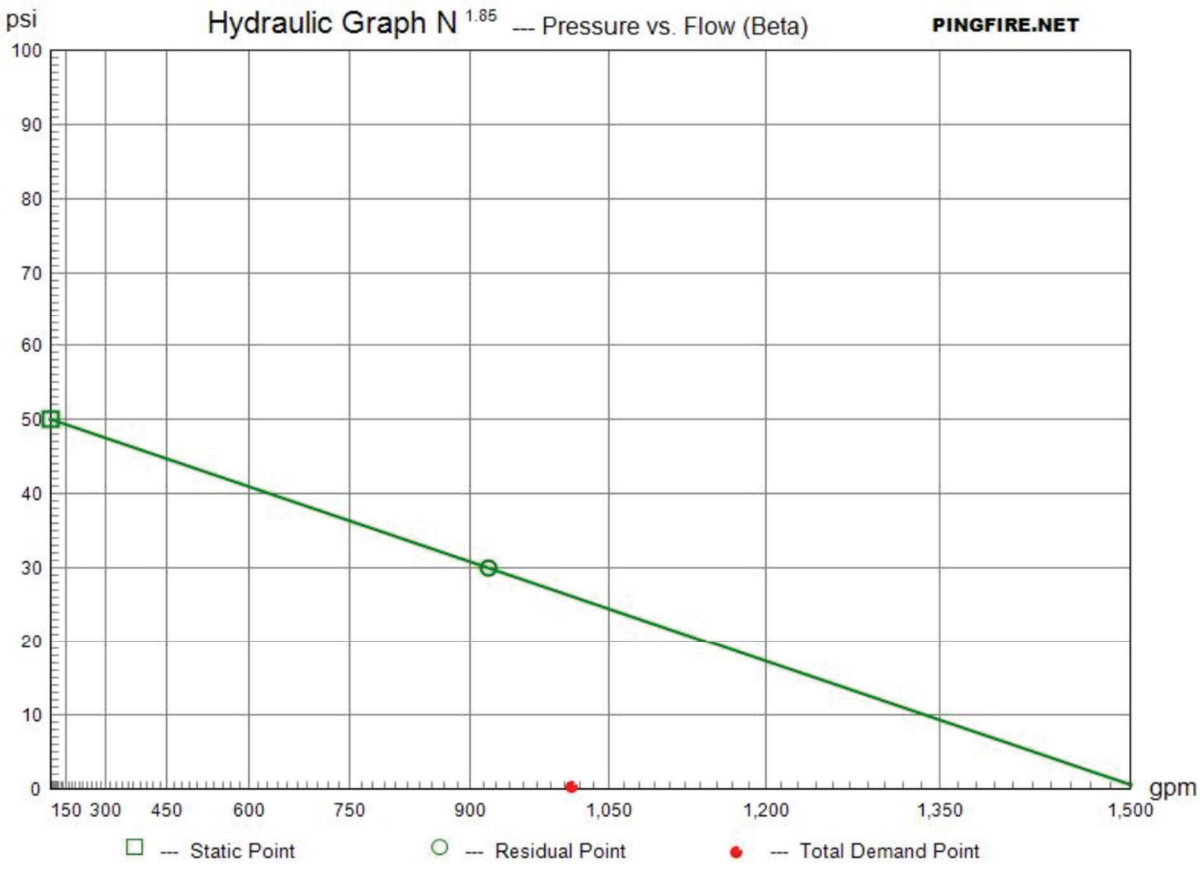

Project Location: East of North Plantation Bay Entrance

Flow Test: Hydrant Elev.= ft., Static Pressure=50 psi, Residual Pressure= 30 psi, Flow= 920 gpm

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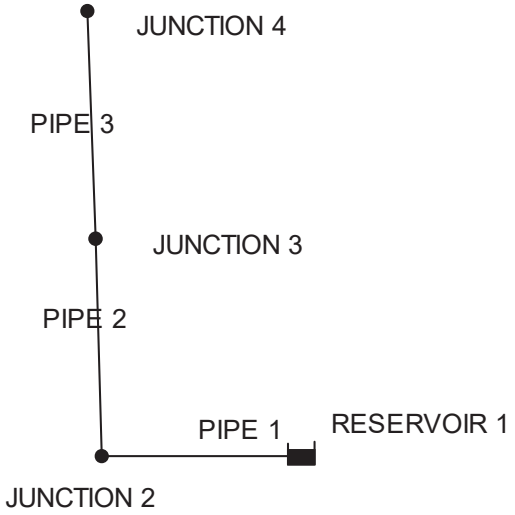

JUNCTION 4
PIPE 3
JUNCTION 3
PIPE 2
PIPE 1
RESERVOIR 1
JUNCTION 2

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Demand GPM	Head ft
Junc 2	0	0	0.00	59.34
Junc 3	0	1000	1000.00	52.81
Junc 4	0	14.6	14.60	52.80
Resvr 1	60	#N/A	-1014.60	60.00

Network Table - Nodes

Node ID	Pressure psi	Quality
Junc 2	25.71	0.00
Junc 3	22.88	0.00
Junc 4	22.88	0.00
Resvr 1	0.00	0.00

Network Table - Links

Link ID	Length ft	Diameter in	Roughness	Wall Coeff.
Pipe 1	253	12	130	0
Pipe 2	348	8	130	0
Pipe 3	270	6	130	0

Network Table - Links

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Friction Factor
Pipe 1	1014.60	2.88	2.60	0.020
Pipe 2	1014.60	6.48	18.76	0.019
Pipe 3	14.60	0.17	0.03	0.035

Network Table - Links

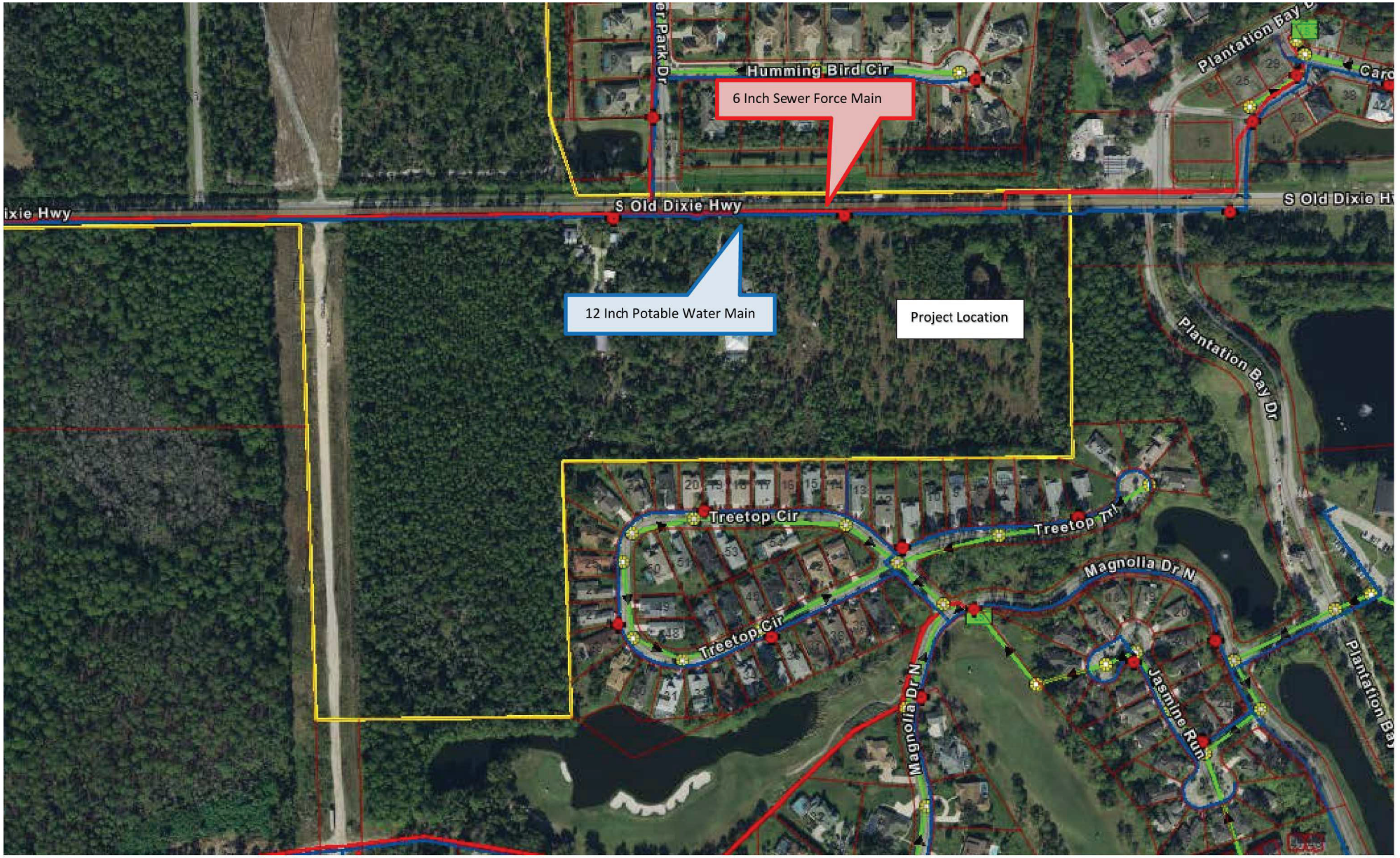
Link ID	Reaction Rate mg/L/d	Quality	Status
Pipe 1	0.00	0.00	Open
Pipe 2	0.00	0.00	Open
Pipe 3	0.00	0.00	Open

7/1/2021

Project Name: 21-075 FRD Par Storage

STRAP/PID #: 03-13-31-0650-000D0-0050

Property Address: S Old Dixie Highway Ormond Beach, 32174



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

LOA ID: 21-075 FRD

Gmail Buck, Kimberly <kim.buck@ae-group.com>

Re: Fire Flow Test, Flagler County

1 message

Andrew Lyon <ifire@bellsouth.net> Tue, Feb 1, 2022 at 10:30 AM
To: Kimberly Buck <kab@ae-group.com>

Kim,

We were able to research your request and US Water Corp. provided us with the following current flow test information for the requested hydrants.

Hydrant: PBFH-003
Location: Immediately west of North Plantation Bay Entrance
Date: 6/9/21
Minutes flowed: 3
Flow: 850 GPM
Residual: None
Static: None

Hydrant: PBFH-004
Location: Immediately east of North Plantation Bay Entrance
Date: 10/26/21
Minutes flowed: 3
Flow: 920 GPM @ 30 PSI
Residual: 30 PSI
Static: 50 PSI

Let us know if the current flow test information is sufficient. We can perform additional testing as needed.

We appreciate the opportunity to be of service. Let us know if you have any questions.

Regards,
Andrew Lyon
Internal Fire Protection, Inc.
PO Box 1141
New Smyrna Beach, FL 32170
Ph.- (407)-467-3930
email- ifire@bellsouth.net

STORMWATER CALCULATIONS

HENRY HOTEL

May 21, 2024

Table of Contents:

PROJECT SUMMARY

This site is located North of Old Dixie Highway opposite the entrance to the Plantation Bay Subdivision. There is an existing building and parking lot infrastructure already located on site that amounts to 2.03 AC. of impervious area. Most of the rest of the site is heavily wooded with the exception of the existing drain field area. This site was originally designed to discharge directly into the wooded area, and then into the drainage canal that is located on the other side of the West boundary of the site. The post development condition is shown to capture the water from the existing and proposed impervious surfaces. The proposed impervious surface area equates to 2.82 acres. A normal water level of 24.00 was assumed as the site is dry and the USDA soil survey estimates an average 6" depth to the water table. These calculations will be updated once a geotechnical survey has been complete. A pre/post discharge analysis was performed in ICPR, and the summary of those results are below.

Pre-Development:

Basin	Area	CN	Tc
1	7.01 Ac.	83	54.06 Min.

Discharge for this site will be limited to the pre-development discharge.

Pre-Development Discharge	
100-yr, 24-hour	18.04 cfs
25-yr, 24-hour	14.20 cfs
Mean Annual	6.54 cfs

Post-Development Discharge		DHW
100-yr, 24-hour	16.41 cfs	26.01
25-yr, 24-hour	12.70 cfs	25.72
Mean Annual	4.77 cfs	25.04

Post-Development details for Site:
Basin Area = 4.70 AC.
Post-Development ToC = 10 minutes, CN = 94 (See attached TR55 calculations)
Set NWL 24.00
Top of Bank elevation = 26.75

STAGE (FT)	AREA (AC)	STORAGE (AC-FT)	CUMULATIVE STOARGE (AC-FT)	CUMULATIVE STORAGE ABOVE ORIFICE
12.00	0.33	0.00	0.00	
22.00	0.73	5.30	5.30	
24.00	0.91	1.65	6.94	0.00
24.75	0.98	0.71	7.66	0.71
25.75	1.08	1.03	8.69	1.74
26.75	1.18	1.13	9.82	2.87

Volume required for treatment is the greater of 1-inch of runoff or 2.5-inches over the impervious area.

Per attached wet detention calculations, the required treatment volume is 0.59 ac-ft. This site does not discharge to an OFW and the waterbody is not phosphorus or nitrogen impaired.

The weir was set at 24.62.

The orifice size is 0.24’ dia. Or 2.87”.

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II. PRE-DEVELOPMENT CONDITIONS

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IIa. SOILS - USDA

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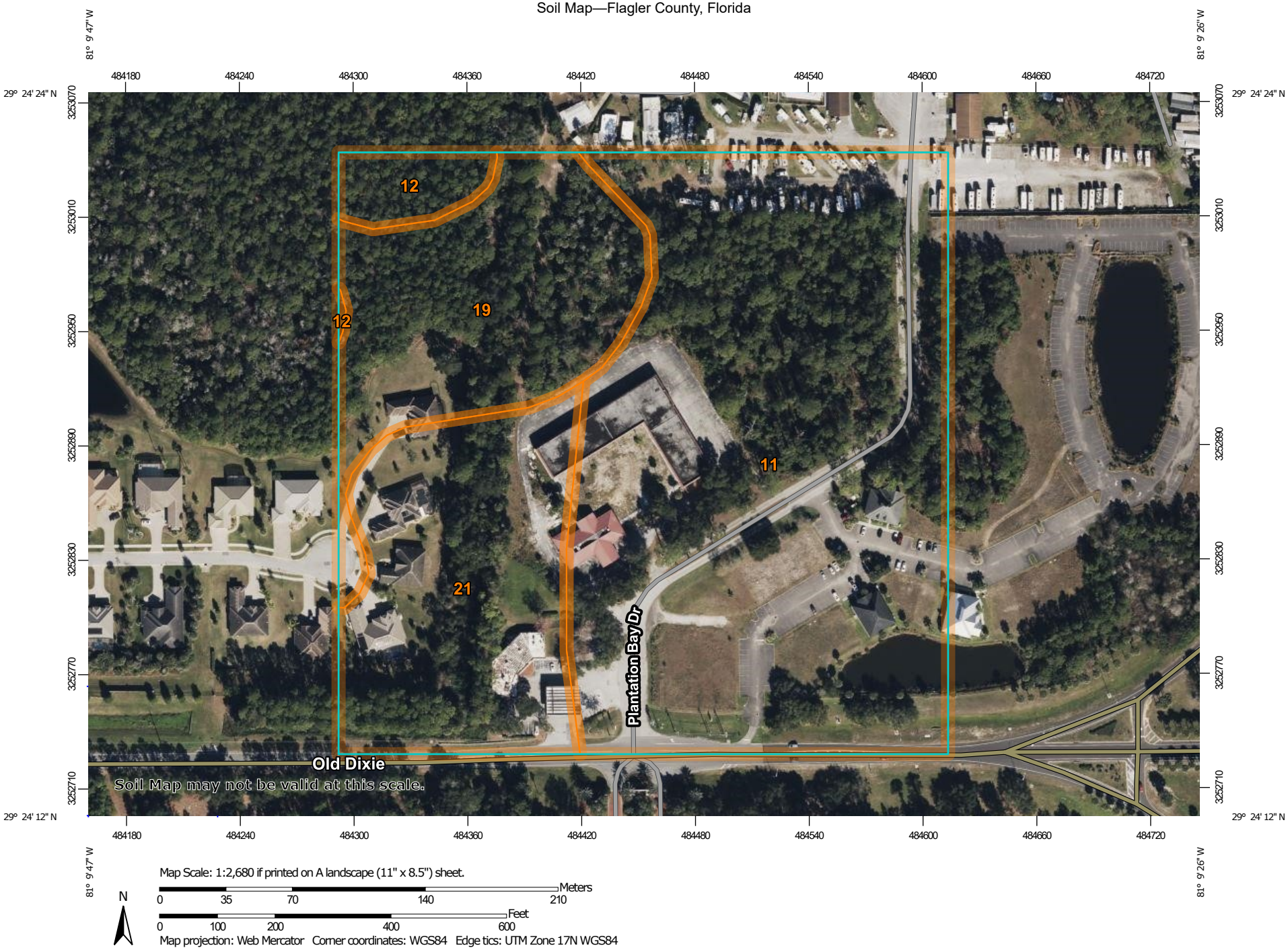

Map Scale: 1:2,680 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Flagler County, Florida
Survey Area Data: Version 22, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	14.7	58.3%
12	Placid, Basinger, and St. Johns soils, depressional	0.7	2.8%
19	Valkaria fine sand, 0 to 2 percent slopes	4.7	18.5%
21	Smyrna fine sand, 0 to 2 percent slopes	5.1	20.4%
Totals for Area of Interest		**25.2**	**100.0%**

IIb. PRE-DEVELOPMENT BASIN MAP

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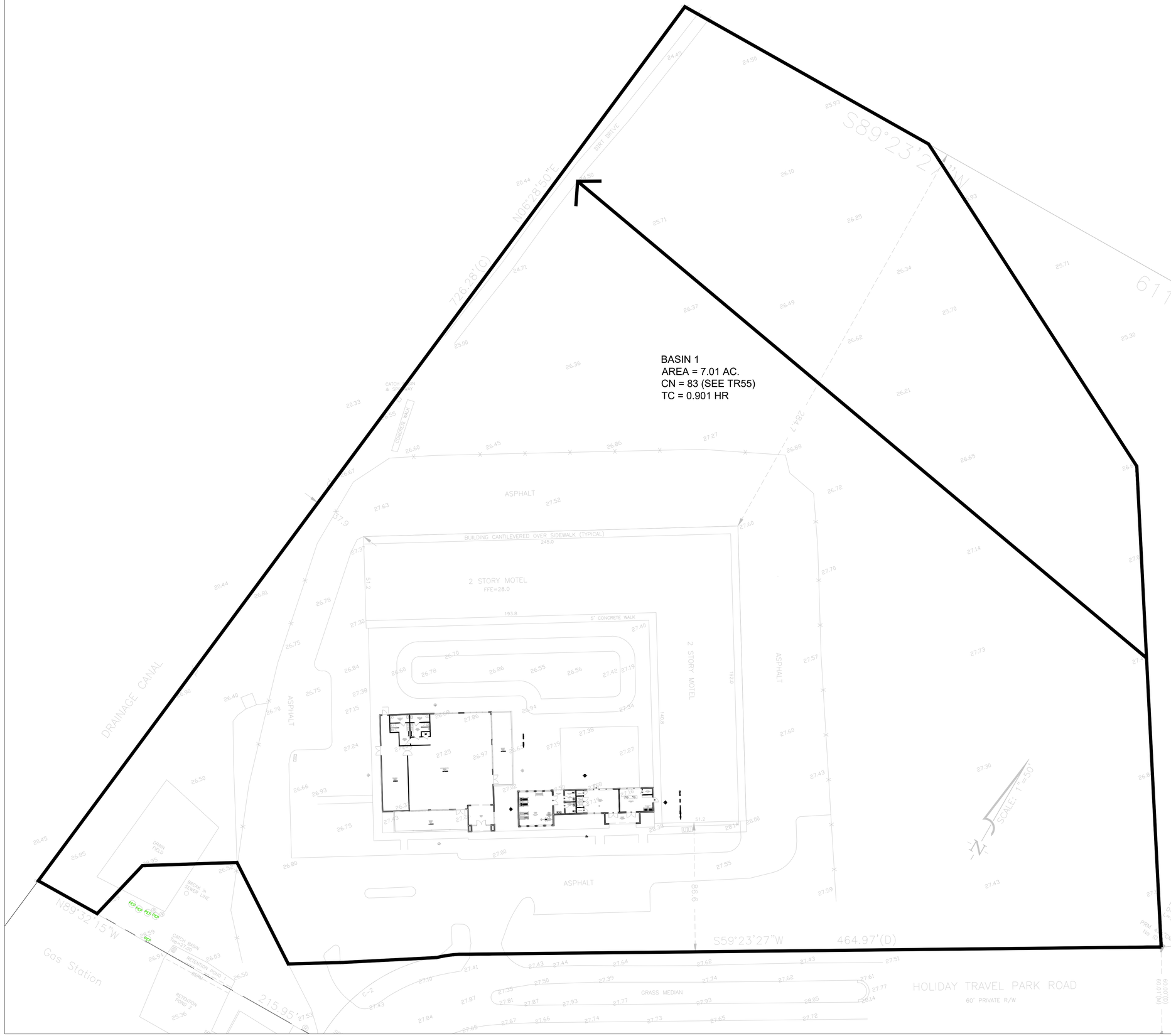

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CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

THE HENRY HOTEL REDEVELOPMENT
FLAGLER COUNTY, FL
PRE DEVELOPMENT BASIN MAP

NO.	DATE	REVISION	BY

DESIGNER KAB	FILE 2405-1	DATE 2-26-2024	
DRAWN BY CTB	PROJECT 2405-1	SCALE AS NOTED	

NOT VALID UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
EXHIBIT

IIc. PRE-DEVELOPMENT TIME OF CONCENTRATION

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CA5479

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WinTR-55 Current Data Description

--- Identification Data ---

User: Cole Buck
Project: 2405 Henry Hotel
SubTitle: Predev
State: Florida
County: Flagler
Filename: P:\2405-1 Henry Motel Renovations\Calcs\Predev TR55.w55

Date: 5/15/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Basin 1			7.01	83	.901

Total area: 7.01 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
5.0	6.5	7.5	8.75	9.75	11.25	4.0

Storm Data Source: Flagler County, FL (NRCS)
Rainfall Distribution Type: Type III
Dimensionless Unit Hydrograph: <standard>

Cole Buck

2405 Henry Hotel
Predev
Flagler County, Florida

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Basin 1	7.01	0.901	83		

Total Area: 7.01 (ac)

2405 Henry Hotel
Predev
Flagler County, Florida

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Basin 1							
SHEET	100	0.0059	0.800				0.812
SHALLOW	395	0.0059	0.050				0.089
					Time of Concentration		.901

2405 Henry Hotel
Predev
Flagler County, Florida

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Basin 1	Paved parking lots, roofs, driveways	D	2.031	98
	Woods (good)	D	4.979	77
	Total Area / Weighted Curve Number		7.01	83

III. POST-DEVELOPMENT CONDITIONS

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III.a. POST-DEVELOPMENT BASIN MAP

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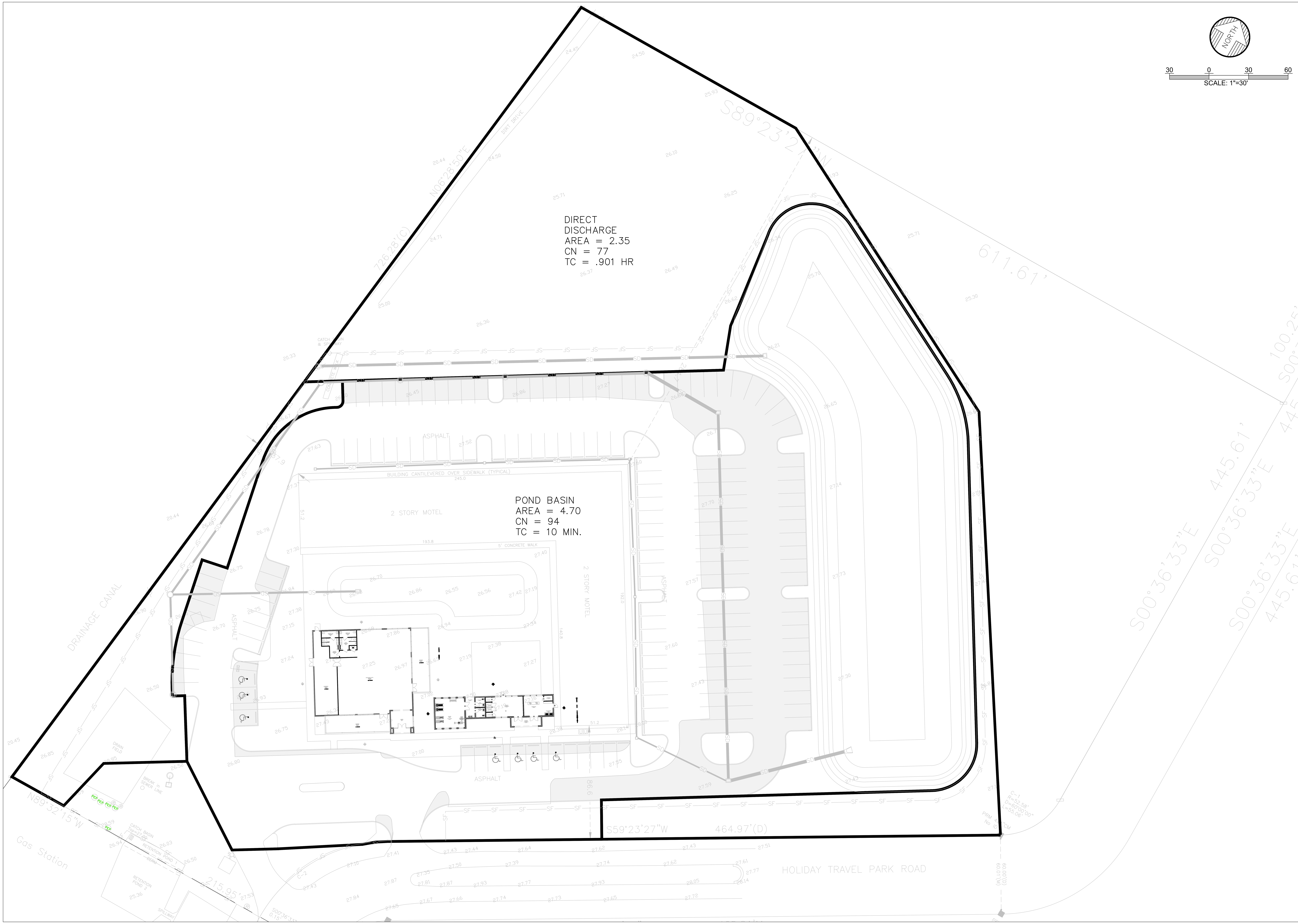

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ORMOND BEACH, FL 32174
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FAX: (386) 673-3927

THE HENRY HOTEL REDEVELOPMENT
FLAGLER COUNTY, FL
POST DEVELOPMENT MAP

NO.	DATE	REVISION	BY

DATE	SCALE
2-26-2024	AS NOTED

FILE	PROJECT
2405-1	2405-1

DESIGNER	DRAWN BY
KAB	CTB

NOT VALID UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
EXHIBIT

III.b. POST-DEVELOPMENT TIME OF CONCENTRATION

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WinTR-55 Current Data Description

--- Identification Data ---

User: Cole Buck
Project: 2405 Heny Hotel
SubTitle: Post Dev
State: Florida
County: Flagler
Filename: P:\2405-1 Henry Motel Renovations\Calcs\Postdev TR55.w55

Date: 5/16/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pond Basin			4.7	94	
Direct			2.35	77	

Total area: 7.05 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
5.0	6.5	7.5	8.75	9.75	11.25	4.0

Storm Data Source: Flagler County, FL (NRCS)
Rainfall Distribution Type: Type III
Dimensionless Unit Hydrograph: <standard>

2405 Heny Hotel
Post Dev
Flagler County, Florida

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pond Basin	4.70	0.000	94		
Direct	2.35	0.000	77		

Total Area: 7.05 (ac)

Cole Buck

2405 Heny Hotel
Post Dev
Flagler County, Florida

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pond Basin							
					Time of Concentration		<undef>
Direct							
					Time of Concentration		<undef>

2405 Heny Hotel
Post Dev
Flagler County, Florida

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pond Basin	Open space; grass cover > 75%	(good)	D	.969	80
	Paved parking lots, roofs, driveways		D	3.731	98
	Total Area / Weighted Curve Number			4.7	94
				===	==
Direct	Open space; grass cover > 75%	(good)	D	.339	80
	Woods	(good)	D	2.011	77
	Total Area / Weighted Curve Number			2.35	77
				====	==

III.c. WET DETENTION CALCULATIONS

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

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BASIN # 1

TOTAL AREA: 4.70
IMPERVIOUS AREA: 2.82
PERVIOUS AREA: 1.88
PERCENT IMPERVIOUS: 60%

RUNOFF COEFFICIENT: 0.62

NWL 24.00

STAGE/STORAGE:

	STAGE (FT)	AREA (AC)	STORAGE (AC-FT)	CUMULATIVE STOARGE (AC-FT)	CUMULATIVE STORAGE ABOVE ORIFICE
	12.00	0.33	0.00	0.00	
	22.00	0.73	5.30	5.30	
NWL	24.00	0.91	1.65	6.94	0.00
	24.75	0.98	0.71	7.66	0.71
	25.75	1.08	1.03	8.69	1.74
	26.75	1.18	1.13	9.82	2.87

REQ'D TREATMENT VOL.: Area x 1 inch of runoff OR 2.5" x impervious area, whichever is greater
(add 50% to above number for OFW water quality standards)

0.39 OR 0.59
VOLUME REQ'D.= 0.59
0.59

SET CONTROL ELEV.

ORIFICE INVERT: 24.00
WEIR ELEV: 24.62
TREATMENT VOL. DEPTH= 0.62

PERM. POOL VOLUME:

RUNOFF COEFF.= 0.62
2 WEEK RES. TIME: 21 days/153 days

MIN. PERM POOL VOL. = Area x runoff coefficient x wet season rainfall of 30" x 3 week res. Time divided by 12"/'

MIN. PERM POOL VOL = 1.00 AC-FT.

POND VOLUME BELOW
ORIFICE INVERT = 6.94 AC-FT.

SIZE CONTROL STRUCTURE:
Note: volume to draw down is 2.72 ac-ft
DETERMINE ORIFICE SIZE TO DRAWDOWN VOLUME IN 24 - 30 HOURS

A = Q / C(2gh) to 1/2 power

h = (h1 + h2)/2

h1 =	0.62		
h2 =	0.31		
C =	0.60		
g =	32.20		
Q =	treatment volume x 43560 sf/ac x 1/2 x 1/24 hrs x 1hr/3600 sec =		0.15
h =	0.47		
A =	0.05	SQ. FT.	
DIA. OF ORIFICE =	SQ. RT. OF (4A/3.1416) =	0.24	FT.
	OR	2.87	INCHES

MEAN DEPTH OF POND: volume of pond at orifice inv. Divided by area of pond at orifice invert

VOLUME OF POND =	6.94
AREA OF POND =	0.91
MEAN DEPTH OF POND =	7.60

LITTORAL ZONE ALTERNATE:

IN LIEU OF LITTORAL ZONE PLANTINGS ADD 50% PERM. POOL VOLUME:

NORMAL PERM POOL VOL:	1.00
REQ'D VOLUME:	1.50
VOLUME PROVIDED:	6.94

IV. PRE & POST-DEVELOPMENT ICPR MODEL

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IV.a. INPUT

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Simple Basin: Direct

Scenario:	Scenario1
Node:	Post Outfall
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	54.0600 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.3500 ac
Curve Number:	77.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pond Basin

Scenario:	Scenario1
Node:	Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	4.7000 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre Basin

Scenario:	Scenario1
Node:	Pre Outfall
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	54.0600 min
Max Allowable Q:	9999.00 cfs

Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 7.0100 ac
Curve Number: 83.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: Pond

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 24.00 ft
Warning Stage: 26.75 ft

Stage [ft]	Area [ac]	Area [ft2]
24.00	0.9100	39640
24.75	0.9800	42689
25.75	1.0800	47045
26.75	1.1800	51401

Comment:

Node: Post Outfall

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	12.0000	0.00
0	0	0	24.0000	0.00

Comment:

Node: Pre Outfall

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	12.0000	0.00
0	0	0	24.0000	0.00

Comment:

Drop Structure Link: DCS1

Scenario: Scenario1
From Node: Pond
To Node: Post Outfall
Link Count: 1
Flow Direction: Both
Solution: Combine
Increments: 0
Pipe Count: 1
Damping: 0.0000 ft
Length: 200.00 ft
FHWA Code: 1
Entr Loss Coef: 0.50
Exit Loss Coef: 0.00
Bend Loss Coef: 0.00
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream Pipe

Invert: 24.00 ft
Manning's N: 0.0100

Geometry: Circular

Max Depth: 2.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Downstream Pipe

Invert: 22.00 ft
Manning's N: 0.0100

Geometry: Circular

Max Depth: 2.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Pipe Comment:

Weir Component

Weir: 1
Weir Count: 1
Weir Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Sharp Crested Vertical
Geometry Type: Circular
Invert: 24.00 ft
Control Elevation: 24.00 ft
Max Depth: 0.24 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Weir Default: 3.200
Weir Table:
Orifice Default: 0.600

Orifice Table:

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	24.62 ft	Ref Node:	
Control Elevation:	24.62 ft	**Discharge Coefficients**	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	2.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	26.50 ft	Ref Node:	
Control Elevation:	26.50 ft	**Discharge Coefficients**	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	4.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 100YR24HR

Scenario:	Scenario1
Run Date/Time:	5/16/2024 3:56:16 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	11.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2

Energy Switch (1D): Energy

Comment:

Simulation: 25YR24HR

Scenario: Scenario1
Run Date/Time: 5/16/2024 3:57:19 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: MEAN ANNUAL

Scenario: Scenario1
Run Date/Time: 5/16/2024 3:58:13 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 5.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

IV.b. BASIN RUNOFF SUMMARY

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Simple Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Direct	100YR24HR	5.57	12.6000	11.00	8.08	2.3500	77.0	0.00	0.00
Pond Basin	100YR24HR	37.60	12.0167	11.00	10.29	4.7000	94.0	0.00	0.00
Pre Basin	100YR24HR	18.04	12.5833	11.00	8.87	7.0100	83.0	0.00	0.00
Direct	25YR24HR	4.29	12.6000	9.00	6.20	2.3500	77.0	0.00	0.00
Pond Basin	25YR24HR	30.62	12.0167	9.00	8.30	4.7000	94.0	0.00	0.00
Pre Basin	25YR24HR	14.20	12.5833	9.00	6.93	7.0100	83.0	0.00	0.00
Direct	MEAN ANNUAL	1.79	12.6333	5.00	2.62	2.3500	77.0	0.00	0.00
Pond Basin	MEAN ANNUAL	16.54	12.0167	5.00	4.32	4.7000	94.0	0.00	0.00
Pre Basin	MEAN ANNUAL	6.54	12.6167	5.00	3.17	7.0100	83.0	0.00	0.00

IV.c. OUTPUT

880 Airport Rd. Suite 113
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CA5479

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IV.c.i NODE SUMMARY

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Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pond	100YR24HR	26.75	26.01	0.0010	37.60	11.05	48188
Post Outfall	100YR24HR	0.00	0.00	0.0000	16.41	0.00	0
Pre Outfall	100YR24HR	0.00	0.00	0.0000	18.04	0.00	0
Pond	25YR24HR	26.75	25.72	0.0010	30.62	8.57	46928
Post Outfall	25YR24HR	0.00	0.00	0.0000	12.70	0.00	0
Pre Outfall	25YR24HR	0.00	0.00	0.0000	14.20	0.00	0
Pond	MEAN ANNUAL	26.75	25.04	0.0010	16.54	2.98	43935
Post Outfall	MEAN ANNUAL	0.00	0.00	0.0000	4.77	0.00	0
Pre Outfall	MEAN ANNUAL	0.00	0.00	0.0000	6.54	0.00	0

IV.c.ii. LINK SUMMARY

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

T. 386-673-7640
www.ae-group.com

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DCS1 - Pipe	100YR24HR	11.05	0.00	0.01	0.00	0.00	0.00
DCS1 - Weir: 1	100YR24HR	0.15	0.00	0.00	0.00	0.00	0.00
DCS1 - Weir: 2	100YR24HR	10.95	0.00	-0.01	1.97	1.97	1.97
DCS1 - Weir: 3	100YR24HR	0.00	0.00	0.00	0.00	0.00	0.00
DCS1 - Pipe	25YR24HR	8.56	0.00	0.01	0.00	0.00	0.00
DCS1 - Weir: 1	25YR24HR	0.15	0.00	0.00	0.00	0.00	0.00
DCS1 - Weir: 2	25YR24HR	8.47	0.00	0.01	1.92	1.92	1.92
DCS1 - Weir: 3	25YR24HR	0.00	0.00	0.00	0.00	0.00	0.00
DCS1 - Pipe	MEAN ANNUAL	2.98	0.00	0.01	0.00	0.00	0.00
DCS1 - Weir: 1	MEAN ANNUAL	0.15	0.00	0.00	0.00	0.00	0.00
DCS1 - Weir: 2	MEAN ANNUAL	2.88	0.00	0.01	1.73	1.73	1.73
DCS1 - Weir: 3	MEAN ANNUAL	0.00	0.00	0.00	0.00	0.00	0.00

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.org
Phone: (386)313-4009
Fax: (386)313-4109

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: March 15, 2024

Project #: 2024020056 / AR #4687

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Comments 3/13/24
1.Provide a survey.

2.Provide Utility Provider within the utility notes.

3.Provide a will serve letter from the Utility Provider.

4.Provide dumpster locations.

5.Provide an easement document from the property owner for the extension of the utilities through their property.

6.Provide a grease trap for the restaurant as needed.

7. Provide a tree survey.

8.Is the water line just stopped by the Hotel (west side). Looping the system should be evaluated.

9.The survey shall provide the utility locations and existing topo as required by the LDC.

10.It appears that the construction will require some demolition. Provide a demolition plan.

11.Provide details for the directional drill under Old Dixie Highway.

12.Provide details for the paving and pavement section.

13.Provide a grading plan.

14.Provide the required handicap parking stalls close to the front door. No walking behind cars to access the handicap crosswalk.

15.Provide the handicap parking sign locations.

16.Is stormwater retention provided between the restaurant and the hotel or just proposed grading.

17.Additional comment may be provided upon subsequent submittals.

ZON - ZONING (386-313-4009)

Comments:
Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
1) Submit Warrenty Deed.

2) Provide proof of easement access for utilities.

3) Submit a Landscape Plan.

4) Provide FAR Calculations in Site Data Table.

5) Provide dimensions of outdoor seating in Site Data Table.

6) Provide Max Building Height on Site Data Table.

7) Provide dimensions between buildings.

8) Any deviations from the parking requirements will have to be petitioned to the Board of County Comissioners under LDC Sec. 3.06.04 D. This will need to be approved and recorded before or concurrent wilth site plan approval.

8) A utility will-serve letter will be needed for approval, not just letter of availability.

FD1 - FIRE REVIEW
Comments:
Released By: JERRY SMITH - -
Fire Rescue has no issue with project as long as current fire prevention code is followed

BLD - BUILDING DEPARTMENT (386-313-4003)
Comments:
Marked INFORMATION By: ROBERT SNOWDEN - (386)313-4027 -

Building plans are incomplete so can not do a full review but here are some items so far.
1. Building code needs to be updated.

2. Plans are not signed and sealed.

3. Their was a permit issued for structural concrete repair and the work was never done, include on new plans.

4. Accessible parking spaces looks short and the accessibly route doesn't work and hotel lobby would need spaces closer to the building.

5. The pool area doesn't match on the 2 plans.

6. Show location and size of grease trap for the restaurant.

7. Do not see a fire line for fire sprinklers or FDC.

8. Provide an updated survey.

9. Have building construction type as IIB but show details with wood walls, revise as needed.

10. The room matrix shows 13 accessible room and only see 3 on the plans which is short for what is required, revise as needed.

11. The barrier requirement that are required for pools looks like they will be a challenge the way they show on plans.

12. Show pool equipment on site plan and their are some requirements for this in building code.

13. Plan review incomplete.

EH - ENVIRONMENTAL HEALTH DEPT

Comments:
Public Pool plans will require engineering and construction approval from the Department of Health in Volusia County Engineering Department and shall comply with Chapter. 514 F.S, Chapter 64e-9 FAC, and Section 454 of the Florida Building Code. Annual Operating permit will be required to be obtained from the Department of Health in Flagler County prior to use.

ALANN ENGINEERING GROUP
CONSULTING ENGINEERS SINCE 1989

February 26, 2024

Adam Mengel, Growth Management Director
Growth Management Department
Flagler County
1769 E. Moody Blvd., Building 2, Suite 105
Bunnell, FL 32110

RE: The Henry: Extended Stay Hotel
Site Development Plan, 5 Acres or Larger

Dear Mr. Mengel:

We would like to submit an application for a site development plan, 5 acres or larger, for the referenced project, located at 2251 S. Old Dixie Hwy., Bunnell, FL 32110. Please note all fees for this submittal will be provided once they are assessed. The following items have been uploaded to the County's website in support of this application:

1. Cover letter (this letter)
2. Application for site development plan 5 acres or larger
3. Warranty deed
4. Letter of authorization – Yacov Smouha
5. Letter of authorization – Kimberly A. Buck
6. Boundary Survey
7. Architectural Plans – Lobby Building
8. Architectural Plans – Restaurant Building
9. Architectural Plans – Guestroom Renovation
10. Civil Plans

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,
The Alann Engineering Group, Inc.

Kimberly A. Buck, P.E.
President

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

T. 386-673-7640
www.ae-group.com

cc: File

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

T. 386-673-7640
www.ae-group.com

GREGORY KONG PA

7/26/24

Re: Henry Hotel Utility Easement Agreement

This is to confirm that subject to both parties' attorneys delineating commonly agreed upon language.

The President of the Holiday Travel Park HOA, Dale Bortle, is in discussions with the Owner of the Henry Hotel, to allow for the creation of a utility easement under a portion of roadway that is owned by Holiday Travel Park.

Furthermore, we anticipate ratifying a formal agreement no later than Tuesday Aug 6, 2024.

DocuSigned by:
Dale Bortle
3ED5388EB05F4AB...

7/26/2024

Dale Bortle, President
Holiday Travel Park HOA

Date

Best regard,

Gregory Kong, PA

BILLY NEIL & MIKE HANSEN REALTY
Email: gregkongpa@gmail.com Direct: 386-931-6004

FGUA Operations Office
C/O Accenture
9400 Southpark Center Loop, Ste 400
Orlando, FL 32819

(877) 552-3482 Toll Free
(407) 629-6900 Tel
(407) 629-6963 Fax

March 6, 2024

Jim Albano
Bespoke Group
25 Old Kings Rd N., Suite 2B
Palm Coast, FL 32137
jim@bespokegroup.com

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 24-036 FRD

Parcel ID No.: 03-13-31-0650-000A0-0091

2251 S Old Dixie Hwy, Bunnell, Florida, 32110

Henry Hotel

Dear Mr. Albano:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 54,000 sf Hotel with an estimated potable water usage demand of 14,000 GPD and 13,000 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Douglas W. Black Digitally signed by Douglas W Black
Date: 2024.03.12 11:49:58 -04'00'

Douglas W. Black, PSM, PLS
Property & Development Manager

CC: Chris Couch, East Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt

Development Services Division

Pre-Application Meeting Information

Purpose:

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Coordinator, Real Property Coordinator and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

Meeting Requests:

Please e-mail Development Services to request a meeting at devservices@fgua.com.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

2/12/2024

Project Name: Henry Hotel

STRAP/PID #: 03-13-31-0650-000A0-0091

Property Address: 2251 S Old Dixie Hwy, Bunnell, Florida, 32110

ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

LOA ID: 24-036 FRD

FGUA Fee Statement
Letter of Availability and/or Locate Request

Property Address or PID: 03-13-31-0650-000A0-0091
System: Flagler 422

Development/Project Name: Henry Hotel
Date: March 5, 2024

County: Flagler
LOA ID: 24-036 FRD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0	Letter of Utility Location Availability and Locate Map	$	100.00
1	Utility Availability Map (Map Only)	$	75.00
2	Letter of Utility Location Availability (Letter Only)	$	25.00

FGUA	G/L Code	Fees	Total fees	Amount Paid	Balance Due
LOA Request	**202098**	$ 100.00	$ 100.00	$ 100.00	$ -

Fees Due: $ -

	Payment History	**Date**	**Check Date**	**Check #**	**Payer Name**	**Amount**
0	Letter and Locate Map	**3/5/2024**	**2/4/2024**	**1118**	**Calma Construction, LLC**	**$ 100.00**
1	Map Only					
2	Letter Only					

ALANN ENGINEERING GROUP
CONSULTING ENGINEERS SINCE 1989

May 22, 2024

Adam Mengel
Growth Management Department
Planning and Zoning
1769 E Moody Blvd., Bldg. 2
Bunnell, FL 32110

RE: Technical Review Committee Comments
Project Number: 2024020056 / AR Number: 4687

Dear Adam,

We are in receipt of comments for the referenced project. These comments were received on March 15th, 2024. We have revised our plans and submitted the following material for review and approval.

1. Response Letter (This Letter)
2. Civil Plans
3. Landscape Plan – LS1
4. Landscape Plan – LS2
5. Landscape Details – LS3
6. Warranty Deed
7. Stormwater Report
8. Architectural Plans – Hotel
9. Architectural Plans – Lobby Building
10. Architectural Plans – Restaurant
11. Survey
12. FGUA Service Availability Letter

We offer the following responses to staff:

ENGIN1 – DEVELOPMENT ENGINEERING
Susan Graham

1. Provide a survey.

   Response: An updated survey has been included with this package.

2. Provide Utility Provider within the utility notes.

   Response: Utility Provider has been added.

3. Provide a will serve letter from the Utility Provider.

Response: A service availability letter has been submitted. They won't issue a will-serve letter until they have approved the plans and fully executed Utility Infrastructure Conveyance and Service Agreement.

4. Provide dumpster locations.

   Response: Dumpster has been provided.

5. Provide an easement document from the property owner for the extension of the utilities through their property.

   Response: The Easement is being negotiated with the gas station owners, a copy will be provided to the County upon recording.

6. Provide a grease trap for the restaurant as needed.

   Response: Grease trap has been added to the restaurant.

7. Provide a tree survey.

   Response: A tree survey has been ordered and is currently working. We will provide to the County once we receive it.

8. Is the water line just stopped by the Hotel (west side). Looping the system should be evaluated.

   Response: Per calculations looping is not necessary to meet pressure requirements.

9. The survey shall provide the utility locations and existing topo as required by the LDC.

   Response: The existing topographic information has been added to the survey. The Utility company will not mark the existing mains under Old Dixie Highway, so the surveyor could not add those to the survey.

10. It appears that the construction will require some demolition. Provide a demolition plan.

    Response: A demo plan has been provided.

11. Provide details for the directional drill under Old Dixie Highway.

    Response: Directional Drill Details added.

12. Provide details for the paving and pavement section.

    Response: Paving and Pavement section details have been added.

13. Provide a grading plan.

    Response: Grading plan has been provided.

14. Provide the required handicap parking stalls close to the front door. No walking behind cars to access the handicap crosswalk.

Response: Handicap stalls are now located near doors.

15. Provide handicap parking sign locations.

    Response: Parking Signs have been added

16. Is stormwater retention provided between the restaurant and the hotel or just proposed grading.

    Response: Yes, Stormwater retention has been added to the area.

17. Additional comment may be provided upon subsequent submittals.

    Response: Noted.

ZON – ZONING
Simone Kenny

1. Submit Warrenty Deed.

   Response: A warranty deed has been included.

2. Provide proof of easement access for utilities.

   Response: The Easement is still being negotiated and will be submitted to the county once it is finalized and recorded.

3. Submit a Landscape Plan.

   Response: A landscape plan has been included.

4. Provide FAR Calculations in Site Data Table.

   Response: FAR Calculations have been added.

5. Provide dimensions of outdoor seating in Site Data Table.

   Response: Outdoor Seating area has been added to the Site Data Table.

6. Provide Max Building Height on Site Data Table.

   Response: Max Building Height has been added to the Site Data Table

7. Provide dimensions between buildings.

   Response: Dimensions have been provided.

8. Any deviations from the parking requirements will have to be petitioned to the Board of County Commissioners under LDC Sec. 3.06.04 D. This will need to be approved and recorded before or concurrent with site plan approval.

Response: Noted, parking has been increased to meet code.

9. A utility will-serve letter will be needed for approval, not just letter of availability.

   Response: A service availability letter has been submitted. They won't issue a will-serve letter until they have approved the plans and fully executed Utility Infrastructure Conveyance and Service Agreement.

BLD – BUILDING DEPARTMENT
Robert Snowden

1. The building code needs to be updated.

   Response: Building Code has been updated.

2. Plans are not signed and sealed.

   Response: The Civil Plans have been signed and sealed. The architectural plans are preliminary and not ready for final signature.

3. There was a permit issued for structural concrete repair and the work was never done, include on new plans.

   Response: Permit has been added.

4. Accessible parking spaces looks short and the accessibly route doesn't work and hotel lobby would need spaces closer to the building.

   Response: Accessible Spaces have been revised.

5. The pool area doesn't match on the 2 plans.

   Response: The pool is being designed by others and should now match the same approximate layout on the architectural rendering.

6. Show location and size of grease trap for the restaurant.

   Response: Grease trap has been added.

7. Do not see a fire line for fire sprinklers or FDC.

   Response: Connection has been added for sprinkler system and FDC.

8. Provide an updated survey.

   Response: Updated survey included.

9. Have building construction type IIB but show details with wood walls, revise as needed.

Response: Building plans have been revised.

10. The room matrix shows 13 accessible rooms and only see 3 on the plans which is short for what is required, revise as needed.

    Response: Plans have been revised

11. The barrier requirement that are required for pools looks like they will be a challenge the way they show on plans.

    Response: Pool area has been revised.

12. Show pool equipment on site plan and there are some requirements for this in the building code.

    Response: Pool is being designed by others, pool equipment has not yet been located.

13. Plan review incomplete.

    Response: Noted.

EH – ENVIRONMENTAL HEALTH DEPARTMENT

1. Public Pool plans will require engineering and construction approval from the Department of Health in Volusia County Engineering Department and shall comply with Chapter. 514 F.S, Chapter 64e-9 FAC, and Section 454 of the Florida Building Code. An annual Operating permit will be required to be obtained from the Department of Health in Flagler County prior to use.

   Response: Noted.

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

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.org
Phone: (386)313-4009
Fax: (386)313-4109

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: June 14, 2024

Project #: 2024020056 / AR #4687

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Comments 3/13/24
1.Provide a survey.
2.Provide Utility Provider within the utility notes.
3.Provide a will serve letter from the Utility Provider.
4.Provide dumpster locations.
5.Provide an easement document from the property owner for the extension of the utilities through their property.
6.Provide a grease trap for the restaurant as needed.
7.Provide
8.Is the water line just stopped by the Hotel (west side). Looping the system should be evaluated.
9.The survey shall provide the utility locations and existing topo as required by the LDC.
10.It appears that the construction will require some demolition. Provide a demolition plan.
11.Provide details for the directional drill under Old Dixie Highway.
12.Provide details for the paving and pavement section.
13.Provide a grading plan.
14.Provide the required handicap parking stalls close to the front door. No walking behind cars to access the handicap crosswalk.
15.Provide the handicap parking sign locations.
16.Is stormwater retention provided between the restaurant and the hotel or just proposed grading.
17.Additional comment may be provided upon subsequent submittals.

ZON - ZONING (386-313-4009)

Comments:
Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
1) Submit Warrenty Deed.
2) Provide proof of easement access for utilities.
3) Submit a Landscape Plan.
4) Provide FAR Calculations in Site Data Table
5) Provide dimensions of outdoor seating in Site Data Table.
6) Provide Max Building Height on Site Data Table.
7) Provide dimensions between buildings.
8) Any deviations from the parking requirements will have to be petitioned to the Board of County Comissioners under LDC Sec. 3.06.04 D. This will need to be approved and recorded before or concurrent wilth site plan approval.
8) A utility will-serve letter will be needed for approval, not just letter of availability.

FD1 - FIRE REVIEW

Comments:
Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov
Released By: JERRY SMITH - -
Fire Rescue has no issue with project as long as current fire prevention code is followed

CA1 - COUNTY ATTORNEY

Comments:
Marked INFORMATION By: CHUCK MERENDA - - CMERENDA@FLAGLERCOUNTY.GOV

911 - E-911 STAFF

Comments:
Marked INFORMATION By: CHUCK MERENDA - - CMERENDA@FLAGLERCOUNTY.GOV

BLD - BUILDING DEPARTMENT (386-313-4003)

Comments:
Marked INFORMATION By: ROBERT SNOWDEN - (386)313-4027 - RSNOWDEN@FLAGLERCOUNTY.GOV
Building plans are incomplete so can not do a full review but here are some items so far.
1. Building code needs to be updated.
2. Plans are not signed and sealed.
3. Their was a permit issued for structural concrete repair and the work was never done, include on new plans.
4. Accessible parking spaces looks short and the accessibly route doesn't work and hotel lobby would need spaces closer to the building,
5. The pool area doesn't match on the 2 plans.
6. Show location and size of grease trap for the restaurant.
7. Do not see a fire line for fire sprinklers or FDC.
8. Provide an updated survey.
9. Have building construction type as IIB but show details with wood walls, revise as needed.
10. The room matrix shows 13 accessible room and only see 3 on the plans which is short for what is required, revise as needed.
11. The barrier requirement that are required for pools looks like they will be a challenge the way they show on plans.
12. Show pool equipment on site plan and their are some requirements for this in building code.
13. Plan review incomplete.

EH - ENVIRONMENTAL HEALTH DEPT

Comments:
Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov
Public Pool plans will require engineering and construction approval from the Department of Health in Volusia County Engineering Department and shall comply with Chapter. 514 F.S, Chapter 64e-9 FAC, and Section 454 of the Florida Building Code. Annual Operating permit will be required to be obtained from the Department of Health in Flagler County prior to use.

BLD - BUILDING DEPARTMENT (386-313-4003)

Comments:
Rejected By: CHUCK MERENDA - - CMERENDA@FLAGLERCOUNTY.GOV
The Building Plan Room Matrix indicates 64 rooms and 13 ADA rooms. The 1st and 2nd floor plan sheets indicate 62 rooms and 3 ADA rooms. Please correct the ADA room count and ensure that the building plans are limited to 50 rooms to correspond to the Civil Plans.

The Building Plans will need revised as per the previous comments prior to Building Permit applications.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Comments 5/30/24
1.I did not see the survey attached. Ensure that the survey includes existing topo and any/all utilities which have been located.

2.Provide the approved recorded utility easement document.

3.Provide the will serve letter from FGUA, once they have approved the plans.

4.Provide stormwater calculations.

5.Additional comments may be provided upon subsequent submittals.

6. Include a tree survey

ZON - ZONING (386-313-4009)

Comments:
Rejected By: CHUCK MERENDA - - CMERENDA@FLAGLERCOUNTY.GOV
1.The plans show the new water line and force main within a 20 ft Utility Easement through the adjacent parcel , prior to site plan approval provide evidence of a recorded utility easement from the owner of Parcel ID 03-13-31-0650-000A0-0093.

2.The FGUA letter states the water and sewer is generally available to the project and is not to be construed as a commitment to serve but only as a availability of service in effect for 12 months from the date of issue. FGUA will not issue the commitment to serve until an agreement is executed. Site plan approval is contingent on the service commitment.

3.Include 1 parking space for each Hotel employee for the maximum number on the premises at any time (LDC 304.06.A.9) in the parking table. The areas within the table cannot be verified because the font within each area on the Civil Plans is not legible. Please enlarge the font.

ALANN ENGINEERING GROUP
CONSULTING ENGINEERS SINCE 1989

June 28, 2024

Adam Mengel
Growth Management Department
Planning and Zoning
1769 E Moody Blvd., Bldg. 2
Bunnell, FL 32110

RE: The Henry Hotel Redevelopment – Site Development Plan
Technical Review Committee Comments
Project Number: 2024020056 / AR Number: 4687

Dear Adam,

We are in receipt of comments for the referenced project. These comments were received on June 14th, 2024, during the second Technical Review Committee review of the project. We have revised our plans and submitted the following material for review and approval.

1. Response letter (This Letter)
2. Civil plans
3. Boundary Topographic and Tree Survey
4. Dixie Commons Water-Sewer As-Builts
5. Stormwater Report
6. Geotechnical Report
7. Guest Rooms Architectural Set
8. Lobby Building Architectural Set
9. Restaurant Architectural Set
10. Landscape Plan – LS1
11. Landscape Plan – LS2
12. Landscape Details – LS3
13. Warranty Deed
14. Water and Wastewater Flows

We offer the following responses to staff:

ENGIN1 - DEVELOPMENT ENGINEERING
SUSAN GRAHAM (3/13/24 Comments)

1. Provide a survey.

   Response: A survey has been included

2. Provide Utility Provider within the utility notes.

   Response: Utility provider has been added.

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

T. 386-673-7640
www.ae-group.com

3. Provide a will-serve letter from the Utility Provider.

   Response: A service availability letter has been previously submitted. They won't issue a will-serve letter until they have approved the plans and fully executed Utility Infrastructure Conveyance and Service Agreement.

4. Provide dumpster locations.

   Response: Dumpster has been provided.

5. Provide an easement document from the property owner for the extension of the utilities through their property.

   Response: We are still in the process of obtaining the easement from the adjacent property owner. They have agreed to the easement in principal, but would like verification by FGUA.

6. Provide a grease trap for the restaurant as needed.

   Response: Grease trap has been added to the restaurant.

7. Provide a tree survey.

   Response: A tree survey has been included. Please note: the tree sizes appear to be based on circumference rather than diameter. For example, the 60" pine actually measures 19".

8. Is the water line just stopped by the Hotel (west side). Looping the system should be evaluated.

   Response: Per calculations looping is not necessary to meet pressure requirements. See attached EPANet calculations.

9. The survey shall provide the utility locations and existing topo as required by the LDC.

   Response: The existing topographic information has been added to the survey. The Utility company will not mark the existing mains under Old Dixie Highway, so the surveyor could not add those to the survey. Therefore, the information is based on best available information. The contractor to field verify prior to construction.

10. It appears that the construction will require some demolition. Provide a demolition plan.

    Response: A demo plan has been provided.

11. Provide details for the directional drill under Old Dixie Highway.

    Response: Directional Drill Details added. See sheet C009.

12. Provide details for the paving and pavement section.

    Response: Paving and Pavement section details have been added.

13. Provide a grading plan.

    Response: Grading plan has been provided.

14. Provide the required handicap parking stalls close to the front door. No walking behind cars to access the handicap crosswalk.

    Response: Handicap stalls are now located near doors.

15. Provide the handicap parking sign locations.

    Response: Parking Signs have been added

16. Is stormwater retention provided between the restaurant and the hotel or just proposed grading.

    Response: Yes, Stormwater retention has been added to the area.

17. Additional comment may be provided upon subsequent submittals.

    Response: Noted.

ZON - ZONING
SIMONE KENNY (3/13/24 Comments)

1) Submit Warranty Deed.

   Response: A Warranty Deed has been included.

2) Provide proof of easement access for utilities.

   Response: We are working with the adjacent property owner to extend utilities through his site as shown. The extension will allow him to connect to water and wastewater. Please see response above.

3) Submit a Landscape Plan.

   Response: The landscape plan is being revised to add the additional parking. The original plan has been submitted for your review.

4) Provide FAR Calculations in Site Data Table

   Response: FAR Calculations have been added.

5) Provide dimensions of outdoor seating in Site Data Table.

   Response: Outdoor Seating area has been added to the Site Data Table.

6) Provide Max Building Height on Site Data Table.

Response: Max Building Height has been added to the Site Data Table

7) Provide dimensions between buildings.

Response: Dimensions have been provided.

8) Any deviations from the parking requirements will have to be petitioned to the Board of County Commissioners under LDC Sec. 3.06.04 D. This will need to be approved and recorded before or concurrent with site plan approval.

Response: Noted; parking has been increased to meet the code.

8) A utility will-serve letter will be needed for approval, not just letter of availability.

Response: A service availability letter has been previously submitted. They won't issue a will-serve letter until they have approved the plans and fully executed Utility Infrastructure Conveyance and Service Agreement.

FD1 - FIRE REVIEW
GINA LEMON

Fire Rescue has no issue with project as long as the current fire prevention code is followed.

Response: Noted.

BLD - BUILDING DEPARTMENT
ROBERT SNOWDEN (3/13/24 Comments)

Building plans are incomplete so cannot do a full review but here are some items so far.

1. Building code needs to be updated.

Response: Noted.

2. Plans are not signed and sealed.

Response: The Civil Plans have been signed and sealed. The architectural plans are preliminary and not ready for final signature.

3. There was a permit issued for structural concrete repair and the work was never done, include on new plans.

Response: Noted.

4. Accessible parking spaces looks short and the accessibly route doesn't work and hotel lobby would need spaces closer to the building.

Response: Accessible Spaces have been revised and relocated.

5. The pool area doesn't match on the 2 plans.

   Response: The pool is being designed by others and should now match the same approximate layout on the architectural rendering.

6. Show location and size of grease trap for the restaurant.

   Response: Grease trap has been added.

7. Do not see a fire line for fire sprinklers or FDC.

   Response: Connection has been added for sprinkler system and FDC.

8. Provide an updated survey.

   Response: Updated survey has been included.

9. Have building construction type as IIB but show details with wood walls, revise as needed.

   Response: Updated building plans to be provided for building permit review.

10. The room matrix shows 13 accessible room and only see 3 on the plans which is short for what is required, revise as needed.

    Response: Noted. Updated building plans to be provided for building permit review.

11. The barrier requirement that are required for pools looks like they will be a challenge the way they show on plans.

    Response: Pool area has been revised to show a fence. However, the pool area will be designed and permitted by others.

12. Show pool equipment on site plan and there are some requirements for this in building code.

    Response: Pool is being designed by others, pool equipment has not yet been located. However, two possible locations have been shown on the site plan and have been shown as fenced and screened.

13. Plan review incomplete.

    Response: Noted.

EH - ENVIRONMENTAL HEALTH DEPT
GINA LEMON (3/13/24 Comments)

Public Pool plans will require engineering and construction approval from the Department of Health in Volusia County Engineering Department and shall comply with Chapter. 514 F.S, Chapter 64e-9 FAC, and Section 454 of the Florida Building Code. Annual Operating permit will be required to be obtained from the Department of Health in Flagler County prior to use.

Response: Noted.

BLD - BUILDING DEPARTMENT
CHUCK MERENDA

The Building Plan Room Matrix indicates 64 rooms and 13 ADA rooms. The 1st and 2nd floor plan sheets indicate 62 rooms and 3 ADA rooms. Please correct the ADA room count and ensure that the building plans are limited to 50 rooms to correspond to the Civil Plans. The Building Plans will need revised as per the previous comments prior to Building Permit applications.

Response: The civil plans have been revised to include the correct room count of 64. The architectural plans provided indicate 64 rooms with 3 of those ADA.

ENGIN1 - DEVELOPMENT ENGINEERING
SUSAN GRAHAM

1. I did not see the survey attached. Ensure that the survey includes existing topo and any/all utilities which have been located.

   Response: The survey has been included. We contacted FGUA, and they will not locate utilities along Old Dixie Hwy. They provided as-builts to assist in determining utility locations. We used these for our design and have provided a copy with this submittal.

2. Provide the approved recorded utility easement document.

   Response: The recorded easement will be provided upon receipt.

3. Provide the will-serve letter from FGUA once they have approved the plans.

   Response: A will-serve letter from FGUA will be provided once they have approved the plans.

4. Provide stormwater calculations.

   Response: Another copy of the calculations have been provided.

5. Additional comments may be provided upon subsequent submittals.

   Response: Noted.

6. Include a tree survey

   Response: A tree survey has been included.

ZON - ZONING
CHUCK MERENDA

1. The plans show the new water line and force main within a 20 ft Utility Easement through the adjacent parcel, prior to site plan approval provide evidence of a recorded utility easement from the owner of Parcel ID 03-13-31-0650-000A0-0093.

   Response: Noted. We are working with the adjacent owner to obtain and record the easement. It will be provided upon receipt.

2. The FGUA letter states the water and sewer is generally available to the project and is not to be construed as a commitment to serve but only as a availability of service in effect for 12 months from the date of issue. FGUA will not issue the commitment to serve until an agreement is executed. Site plan approval is contingent on the service commitment.

   Response: Noted.

3. Include 1 parking space for each Hotel employee for the maximum number on the premises at any time (LDC 304.06.A.9) in the parking table. The areas within the table cannot be verified because the font within each area on the Civil Plans is not legible. Please enlarge the font.

   Response: The parking table has been updated. See data on cover sheet.

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

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.org
Phone: (386)313-4009
Fax: (386)313-4109

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: July 12, 2024

Project #: 2024020056 / AR #4687

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Marked INFORMATION By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Comments 3/13/24
1.Provide a survey.
2.Provide Utility Provider within the utility notes.
3.Provide a will serve letter from the Utility Provider.
4.Provide dumpster locations.
5.Provide an easement document from the property owner for the extension of the utilities through their property.
6.Provide a grease trap for the restaurant as needed.
7.Provide
8.Is the water line just stopped by the Hotel (west side). Looping the system should be evaluated.
9.The survey shall provide the utility locations and existing topo as required by the LDC.
10.It appears that the construction will require some demolition. Provide a demolition plan.
11.Provide details for the directional drill under Old Dixie Highway.
12.Provide details for the paving and pavement section.
13.Provide a grading plan.
14.Provide the required handicap parking stalls close to the front door. No walking behind cars to access the handicap crosswalk.
15.Provide the handicap parking sign locations.
16.Is stormwater retention provided between the restaurant and the hotel or just proposed grading.
17.Additional comment may be provided upon subsequent submittals.

BLD - BUILDING DEPARTMENT (386-313-4003)

Comments:
Marked INFORMATION By: ROBERT SNOWDEN - (386)313-4027 - RSNOWDEN@FLAGLERCOUNTY.GOV
Rejected By: CHUCK MERENDA - - CMERENDA@FLAGLERCOUNTY.GOV
The Building Plan Room Matrix indicates 64 rooms and 13 ADA rooms. The 1st and 2nd floor plan sheets indicate 62 rooms and 3 ADA rooms. Please correct the ADA room count and ensure that the building plans are limited to 50 rooms to correspond to the Civil Plans.

The Building Plans will need revised as per the previous comments prior to Building Permit applications.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Marked INFORMATION By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Comments 5/30/24
1.I did not see the survey attached. Ensure that the survey includes existing topo and any/all utilities which have been located.

2.Provide the approved recorded utility easement document.

3.Provide the will serve letter from FGUA, once they have approved the plans.

4.Provide stormwater calculations.

5.Additional comments may be provided upon subsequent submittals.

6. Include a tree survey

ZON - ZONING (386-313-4009)

Comments:
Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
Rejected By: CHUCK MERENDA - - CMERENDA@FLAGLERCOUNTY.GOV

5/30/24
1.The plans show the new water line and force main within a 20 ft Utility Easement through the adjacent parcel , prior to site plan approval provide evidence of a recorded utility easement from the owner of Parcel ID 03-13-31-0650-000A0-0093.

2.The FGUA letter states the water and sewer is generally available to the project and is not to be construed as a commitment to serve but only as a availability of service in effect for 12 months from the date of issue. FGUA will not issue the commitment to serve until an agreement is executed. Site plan approval is contingent on the service commitment.

3.Include 1 parking space for each Hotel employee for the maximum number on the premises at any time (LDC 304.06.A.9) in the parking table. The areas within the table cannot be verified because the font within each area on the Civil Plans is not legible. Please enlarge the font.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Marked INFORMATION By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Site Plan
Henry (Old Dixie) Motel
Comments 7/10/24

1. Provide the approved recorded utility easement document.

2. Provide the will serve letter from FGUA, once they have approved the plans.

3. The site plan calls for a ribbon curb along the NE parking does this match the detail for the environmental curb?

4.Additional comments may be provided upon subsequent submittals.

ZON - ZONING (386-313-4009)

Comments:
Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
7/11/24

1. 5' landscape buffer is needed on west property line.
2. The perimieter buffer for the front setback has a requirement of 1 tree per 25'.
3. Provide a calculation that shows compliance woth LDC Sec. 6.01.03 Index Tree Protection.
4. Site plan states 64 rooms, building plans show 62.
5. 176 standard parking spaces requires 7 ADA spaces.

EH - ENVIRONMENTAL HEALTH DEPT

Comments:
Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
- The existing septic system currently serving the adjacent property shall be properly abandoned as per Chapter 62-6 F.A.C. if the intention is that the use of the system by the adjacent property is discontinued following connection to sanitary sewer. An abandonment permit shall be obtained from the Department of Health in Flagler County prior to system abandonment.

- Public Pool plans will require engineering and construction approval from the Department of Health in Volusia County Engineering Department and shall comply with Chapter. 514 F.S, Chapter 64e-9 FAC, and Section 454 of the Florida Building Code. Annual Operating permit will be required to be obtained from the Department of Health in Flagler County prior to use.

ALANN ENGINEERING GROUP
CONSULTING ENGINEERS SINCE 1989

July 26, 2024

Adam Mengel
Growth Management Department
Planning and Zoning
1769 E Moody Blvd., Bldg. 2
Bunnell, FL 32110

RE: The Henry Hotel Redevelopment – Site Development Plan
Technical Review Committee Comments
Project Number: 2024020056 / AR Number: 4687

Dear Adam,

We are in receipt of comments for the referenced project. These comments were received on June 14th, 2024, during the second Technical Review Committee review of the project. We have revised our plans and submitted the following material for review and approval.

1. Response letter (This Letter)
2. Civil plans
3. Guest Rooms Architectural Set
4. Photometric Plan
5. Lighting Details
6. Landscape Plan – LS1
7. Landscape Plan – LS2
8. Landscape Details – LS3
9. Utility Easement Agreement with Holiday Travel Park HOA

We offer the following responses to staff:

ENGIN1 - DEVELOPMENT ENGINEERING
SUSAN GRAHAM (7/10/24 Comments)

1. Provide the approved recorded utility easement document.

   Response: We are working with the Holiday Park to route the water and wastewater to existing stub outs located on the east side of their entrance road. They expressed a willingness to work with us. Attached is a letter from the Board representative. This is the preferred route for connection by FGUA.

2. Provide a will-serve letter from FGUA, once they have approved the plans.

   Response: A will-serve letter will be provided upon receipt.

3. The site plan calls for a ribbon curb along the NE parking does this match the detail for the environmental curb?

   Response: The environmental curb has been changed to a ribbon curb on the detail sheet.

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

T. 386-673-7640
www.ae-group.com

4. Additional comments may be provided upon subsequent submittals.

   Response: Noted.

ZON - ZONING
SIMONE KENNY (7/11/24 Comments)

1) 5' landscape buffer is needed on west property line.

   Response: The buffer is now shown.

2) The perimeter buffer for the front setback has a requirement of 1 tree per 25'.

   Response: The number of buffer trees has been increased to 1 per 25'. See updated landscape plans.

3) Provie a calculation that shows compliance with LDC Sec. 6.01.03 Index Tree Protection.

   Response: Please see sheet LS3 for index tree calculations.

4) Site plan state 64 rooms, building plans show 62.

   Response: 62 rooms is correct. The table on the architectural plans has been updated as well as the site data table.

5) 176 standard parking spaces requires 7 ADA spaces.

   Response: An additional ADA space has been added to meet the 7-space requirement.

EH - ENVIRONMENTAL HEALTH DEPT
SIMONE KENNY (7/11/24 Comments)

The existing septic system currently serving the adjacent property shall be properly abandoned as per Chapter 62-6 F.A.C. if the intention is that the use of the system by the adjacent property is discontinued following connection to the sanitary sewer. An abandonment permit shall be obtained from the Department of Health in Flagler County prior to the system abandonment.

Response: Thank you for the additional information related to the existing septic system. We are no longer connecting through the gas station. Therefore, the existing septic system will remain in place. We have verified on our plans, based on the information provided, that no improvements are proposed in this area.

Public Pool plans will require engineering and construction approval from the Department of Health in Volusia County Engineering Department and shall comply with Chapter. 514 F.S, Chapter 64e-9 FAC, and Section 454 of the Florida Building Code. Annual Operating permit will be required to be obtained from the Department of Health in Flagler County prior to use.

Response: Noted.

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

880 Airport Rd. Suite 113
Ormond Beach, FL 32174
CA5479

T. 386-673-7640
www.ae-group.com

1,428.00
CHRG: BCC
AIR FINANCE DEPT
SHEILA

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FLAGLER COUNTY ORDINANCE NO. 91-2

AN ORDINANCE OF THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA ENTITLED "THE LAND DEVELOPMENT CODE OF FLAGLER COUNTY, FLORIDA"; PROVIDING FOR ARTICLE I, GENERAL PROVISIONS; PROVIDING FOR ARTICLE II, ADMINISTRATIVE MECHANISMS; PROVIDING FOR ARTICLE III, ZONING DISTRICT REGULATIONS; PROVIDING FOR ARTICLE IV, SUBDIVISION REGULATIONS; PROVIDING FOR ARTICLE V, OTHER DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS; PROVIDING FOR ARTICLE VI, RESOURCE PROTECTION STANDARDS; PROVIDING FOR ARTICLE VII, SIGNS; PROVIDING FOR ARTICLE VIII, CONSISTENCY AND CONCURRENCY DETERMINATION; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, F. S. 163.3202 requires the County to adopt a single Land Development Code consisting of regulations that are consistent with and implement the County's adopted Comprehensive Plan;

WHEREAS, the County has conducted extensive public hearings and workshops in formulating the Land Development Code; and

WHEREAS, the Land Development Code is consistent with and implements the County's adopted Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, as follows:

Section 1. The Land Development Code of Flagler County, Florida is hereby adopted.

Section 2. The following ordinances are hereby repealed: Ordinance Numbers 76-1 and 78-8 and amendments

APPENDIX B - SITE DEVELOPMENT PLAN REVIEW

B-1 PURPOSE

The site development plan review provides the opportunity to ensure that the provisions of this article have been properly interpreted and applies as related to location of access points, design and location of parking areas, screening and landscaping, provisions for drainage, and usable open space.

B-2 SITE DEVELOPMENT PLAN REVIEW PROCESS

When the district regulations require submittal of a site development plan and the total acreage of the lot or parcel is less than 5 acres, the materials listed below shall be submitted to the office of the Development Administrator and County Engineer. The site plan will be reviewed by the Technical Review Committee to determine compliance with adopted County Codes and regulations. If the plan is determined to be in accordance with adopted County regulations and the Flagler County Comprehensive Plan, it shall be approved. The applicant shall have the right to appeal the decision to the Planning Board, as per subsection 3.07.04.

When the district regulations require submittal of a site development plan and the total acreage of the lot or parcel is 5 acres or more, the materials listed below shall be submitted to the Planning Department office. The Technical Review Committee shall review the site plan to determine compliance with county development ordinances and consistency with the Flagler County Comprehensive Plan. Within forty-five (45) days of submittal, the site plan shall be reviewed and approved, approved with conditions, or denied by the Planning Board. The applicant shall have the right to appeal the decision of the Planning Board to the County Commission.

A. Site Development Plan Submission

1. Application forms and fees;
2. Site plan containing the following data at an appropriate scale:
   a) Lot area in acres or square feet;
   b) If residential use, the total number and number of each type of dwelling units, plus:
      (1) gross residential density
      (2) percentage and square feet of building coverage

(3) percentage and square feet of driveway and parking
(4) percentage and square feet of public street and right-of-way
(5) percentage and square feet of open space

c) Coastal construction setback line and mean high water line;

d) Existing tree groupings and their fate;

e) Location, floor area and maximum height of existing and proposed buildings;

f) Lot lines, easements, public right-of-ways;

g) Location of circulation system, including streets, pedestrian and bicycle paths, driveways, and location and number of all parking spaces, and whether public or private. Notes concerning signage and parking control should be included on site or landscape plan.

3. General landscape plan including existing and proposed vegetation; proposed treatment of perimeter of development;

4. Existing and proposed utility systems, their capacities and specifications, including storm drainage system.