

City of Palm Coast, Florida

Agenda Item

Agenda Date: December 15, 2021

Department	PLANNING	Amount
Item Key	12940	Account
		#
Subject	RED MILL POINTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4871	
Presenter: Bill Hoover, Senior Planner, AICP		
Background: Brite Homes as property owner and developer has submitted an application (AR#4871) for a Master Site Plan for Red Mill Pointe, a proposed 216-unit multi-family community located on the east side of Red Mill Drive and about 1/3 mile east of US Highway 1 and about 1/3 mile west of Rymfire Drive. The site plans show the property will be developed over three phases. The property’s existing Multi-Family Residential (MFR-1) Zoning allows a density of 8 units/per acre of the development area (25.20 acres) except for wetland areas (10.21 acres) that allow a reduced density of 2 units/per acre. The density calculations for this 35.41 +/- acre project allow for a maximum of 216 homes (units) which equates to 6.10 units/per acre. This is a multi-family project even though the developer has called the units townhomes. Townhouses in the Land Development Code (LDC) glossary are defined as “Three or more attached single-family dwelling units constructed in a series or group of attached units with property lines separating such units.” Townhouses would require the developer to apply for a Subdivision Master Plan. In this case the developer has applied for a Master Site Plan as the developer does not plan on platting the units individually. Thus the units will either be sold as condominiums and/or rented as apartments. In 2003, the subject property still had its Flagler County zoning designation of Residential/ Commercial Use (R-C). The City issued a Development Order for the MFR-1 zoned site on November 6, 2007 that was recorded in Book 1645 Page 1882 and permitted 174 two-story units. When the City Council adopted its initial LDC Zoning Map on November 16, 2008, the subject property retained its MFR-1. On August 20, 2021 the current property owner purchased the site from M&M Development of Flagler, LLC of Bunnell, Florida, who purchased the land in 2014. The project is considered a “Major” (Tier 3) development, based on the project’s 216 units, which requires review and recommendation by City staff, followed by review and recommendation by the Planning and Land Development Regulation Board (PLDRB) and with final review and determination by the City Council. <u>Neighborhood Meeting:</u> A neighborhood information meeting was held on November 1, 2021 starting at 5:00 PM at the Hilton Inn on SR 100 and Town Center Blvd. About two weeks earlier, a letter was sent out to all neighbors living within 300 feet of the boundaries of the project inviting them to this meeting. The developer, his attorney and civil engineers, about 30 members of the public, and three City staff members attended. Neighborhood concerns ranged from vehicular and pedestrian traffic, water pressure in the area, school impacts from the additional students/traffic, and perimeter landscape buffers around the project.		
Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board		

(PLDRB) find this in compliance with the Comprehensive Plan and recommend approval to City Council for Application #4871, Red Mill Pointe a Master Site Plan – Tier 3 for 216 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following condition.

1. Landscape and irrigation plans shall be submitted by the applicant for review by the City during the Technical Site Plan process.



Planning and Land Development Regulation Board Public Hearing on December 15, 2021

OVERVIEW

Project Name:	Red Mill Pointe Master Site Plan
Application Number:	4871
Applicant/agent:	CPH, Inc. Palm Coast Florida
Property Owner:	(Brite Homes) Red Mill Pointe, LLC, Orlando, FL
Location:	East side of Red Mill Drive and about 1/3 mile east of US Highway 1 and 1/3 mile west of Rymfire Drive
Parcel ID #:	07-11-31-7033-ORP0F-0030
Current FLUM designation:	Mixed Use
Current Zoning designation:	MFR-1
Current Use:	Vacant
Size of subject property:	35.41 +/- acres

ANALYSIS

REQUESTED ACTION:

Brite Homes as property owner and developer has submitted an application (AR#4871) for a Master Site Plan for Red Mill Pointe, a proposed 216-unit multi-family community located on the east side of Red Mill Drive and about 1/3 mile east of US Highway 1 and about 1/3 mile west of Rymfire Drive. The site plans show the property will be developed over three phases. The property's existing Multi-Family Residential (MFR-1) Zoning allows a density of 8 units/per acre of the development area (25.20 acres) except for wetland areas (10.21 acres) that allow a reduced density of 2 units/per acre. The density calculations for this 35.41 +/- acre project allow for a maximum of 216 homes (units) which equates to 6.10 units/per acre.

PROJECT DESCRIPTION:

This is a multi-family project even though the developer has called the units townhomes. Townhouses in the Land Development Code (LDC) glossary are defined as "Three or more attached single-family dwelling units constructed in a series or group of attached units with property lines separating such units." Townhouses would require the developer to apply for a Subdivision Master Plan. In this case the developer has applied for a Master Site Plan as the developer does not plan on platting the units individually. Thus the units will either be sold as condominiums and/or rented as apartments.

In 2003, the subject property still had its Flagler County zoning designation of Residential/Commercial Use (R-C). The City issued a Development Order for the MFR-1 zoned site on November 6, 2007 that was recorded in Book 1645 Page 1882 and permitted 174 two-story units. When the City Council adopted its initial LDC Zoning Map on November 16, 2008, the subject property retained its MFR-1. On August 20, 2021 the current property owner purchased the site from M&M Development of Flagler, LLC of Bunnell, Florida, who purchased the land in 2014.

Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the Planning and Land Development Regulation Board (PLDRB) followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.

SITE DEVELOPMENT PLAN SUMMARY:

- PROJECT ACREAGE: 35.41 +/- acres (Master Site Plan area)
- NUMBER OF PHASES: Phase 1 = 60 units, Phase 2 = 88 units, Phase 3 = 68 units
- TOTAL UNITS: 216 multi-family two-bedroom units

LAND USE AND ZONING INFORMATION

The following table summarizes the general existing and proposed land use and zoning data:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Residential	SFR-2 then SFR-3
South	Residential	DPX
East	Canal then Residential	PSP then EST-2
West	Mixed Use and Residential	COM-2 and SFR-3

SITE DEVELOPMENT REQUIREMENTS:

Site development must be in accordance with the requirements of the City of Palm Coast Land Development Code, the Comprehensive Plan and the latest Building Codes. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS FOR MFR-1

Criteria (per LDC)	Required	Provided
Minimum Lot Size	3 acres	35.41 +/- acres
Maximum Density	8 units/acre	6.10 units/acre
Maximum Impervious Coverage	70%	29.0%
Maximum Building Height	50 ft.	35 ft.
Minimum living area	650 s.f.	1389 s.f. – 2005 s.f.
Minimum Building Setbacks	Front: 25 ft. Rear: 20 ft. Int. Side: 10 ft.	25 ft. minimum 20 ft. minimum 10 ft. minimum
Minimum Parking		
216 units x 33% with garages =	71 garage spaces	246 garage spaces
216 units x 2 =	432 spaces	253 regular spaces
Total spaces including garages	432 spaces	499 spaces

MASTER SITE PLAN PROCESS

The Master Site Plan application process is specified in Section 2.10 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. Master Site Plan review and approval establishes the viability of a development thereby, allowing a project to proceed to the Technical Site Plan process.

This application incorporates a review/approval process coordinated by and through City staff, the PLDRB, and the City Council as applicable. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects over 100 units are classified as Major projects, which requires review and recommendation from the PLDRB, and with final review and determination by the City Council.

Section 2.10.04 of the LDC establishes the review criteria for a Master Site Plan as detailed below.

Review Criteria	Comments
1. Logic of design	The Master Site Plan proposed for multi-family development illustrates a proposed project consisting of numerous two-story buildings. Due to much of the eastern portion of the site having wetlands the residential development area is clustered into the remaining areas.
2. Internal Consistency	The Master Site Plan is designed for the multi-family development of 216 homes with two access points onto Red Mill Drive.
3. Impact on neighboring sites	This multi-family project will have some impact on neighboring single-family homes to the north and south especially during construction. The applicant is proposing a 10' wide Buffer C along both the northern and southern boundaries of the project to assist in minimizing this impact. To the east the project will have only minimal impact as a several hundred foot wide wetland area will be preserved which will eliminate most

	of the impact except for some noise during construction.
4. Internal vehicle and pedestrian connectivity	Pedestrian access ways will allow future residents to walk and bicycle throughout the site using sidewalks.
5. Public benefit from the project	The project will allow for a wider diversity of housing opportunities to be available in Palm Coast.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Planning Staff Finding: As conditioned in the staff recommendation, the proposed development is not in conflict with or contrary to the public interest, as the specified land use is consistent with the City's LDC, its MFR-1 Zoning and the Comprehensive Plan.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Planning Staff Finding: The request is consistent with the Comprehensive Plan. The following are applicable goals, policies and objectives that the project supports:

- **Chapter 1 – Land Use Element: Goal 1.1 - Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.** Allowing multi-family uses on this infill site will combat urban sprawl by utilizing land that is located east of US 1 and reasonably close to commercial and institutional services. Additionally, these multi-family homes will allow a broader mix of housing types in Palm Coast where a preponderance of available homes are single-family detached homes. Multi-family land uses compared to single-family home sites, also allow a significantly better opportunity for preserving open space and protecting environmentally sensitive areas.
- **Chapter 1 – Land Use Element: Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.** All public services are already available to serve the site or will be extended at the developer's expense and have adequate capacity for doing so. Additionally, multi-family homes with fewer exterior walls than detached single-family homes are more energy efficient.
- **Chapter 3 - Housing Element: Objective 3.4.1 Diversity in Housing Opportunities; Policy 3.4.1.1 – Through the FLUM and zoning district regulations of the LDC, the City shall make provisions to supply land that can be developed with**

various types of residential uses, including single-family homes of various sizes, duplexes, multi-family dwellings, and residential units in mixed use developments. Approval of this multi-family Master Site Plan will allow the developer to move forward with developing multi-family homes in an area that has single-family homes to the north, east and west. When the General Commercial (COM-2) lands are developed to the west of this site this project will aid in the transition from those uses to the single-family uses located north, east and south of this site.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Planning Staff Findings: The proposed development does not impose a significant financial liability or hardship for the City as the project will meet the LDC and the City's concurrency requirements.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Planning Staff Finding: The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant LDC, Building Code and other agency requirements.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Planning Staff Finding: For the project to proceed, the applicant is required to submit a Technical Site Plan, building plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

PUBLIC PARTICIPATION

A neighborhood information meeting was held on November 1, 2021 starting at 5:00 PM at the Hilton Inn on SR 100 and Town Center Blvd. About two weeks earlier, a letter was sent out to all neighbors living within 300 feet of the boundaries of the project inviting them to this meeting. The developer, his attorney and civil engineers, about 30 members of the public, and three City staff members attended. Neighborhood concerns ranged from vehicular and pedestrian traffic, water pressure in the area, school impacts from the additional students/traffic, and perimeter landscape buffers around the project.

SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed conceptual Master Site Plan can meet the requirements for approval. The Master Site Plan process recognizes that up to 25% cumulative design change may be allowed after further engineering.

RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this in compliance with the Comprehensive Plan and recommend approval to City

Council for Application #4871, Red Mill Pointe a Master Site Plan – Tier 3 for 216 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following condition.

1. Landscape and irrigation plans shall be submitted by the applicant for review by the City during the Technical Site Plan process.

RESOLUTION 2022-XX
RED MILL POINTE MULTI-FAMILY MASTER SITE PLAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION # 4871 RED MILL POINTE MULTI-FAMILY MASTER SITE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 25, 2021, Application No. 4871, (hereinafter “the application”) was submitted by CPH, Inc. to the City of Palm Coast Community Development Department for approval of a residential Master Site Plan for 216 multi-family homes on 35.41 +/- acres of land located on the east side of Red Mill Drive and about 1/3 mile east of US Highway 1 and about 1/3 mile west of Rymfire Drive; and

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

WHEREAS, the Planning and Land Development Regulation Board held a public hearing on the application at its regularly scheduled meeting on December 15, 2021, and determined it is in compliance with the Comprehensive Plan and unanimously recommended approval to the City Council by a 7 - 0 vote; and

NOW, THEREFORE, BE IT RESOLVED by the City of Palm Coast, Flagler County, Florida:

SECTION 1. APPROVAL APPLICATION/FINDINGS.

(a). The City Council hereby approves the application for the Red Mill Pointe Multi-Family Master Site Plan for a 216-home community located on the east side of Red Mill Pointe and about 1/3 mile east of US Highway 1 and about 1/3 mile west of Rymfire Drive and hereby authorizes the Mayor of the City of Palm Coast to execute the Development Order.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and development of the property will be subject to and consistent with and in compliance with applicable land development

regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

SECTION 2. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

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

SECTION 4. IMPLEMENTING ACTIONS. The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this ____ day of _____ 2022.

CITY OF PALM COAST, FLORIDA

ATTEST:

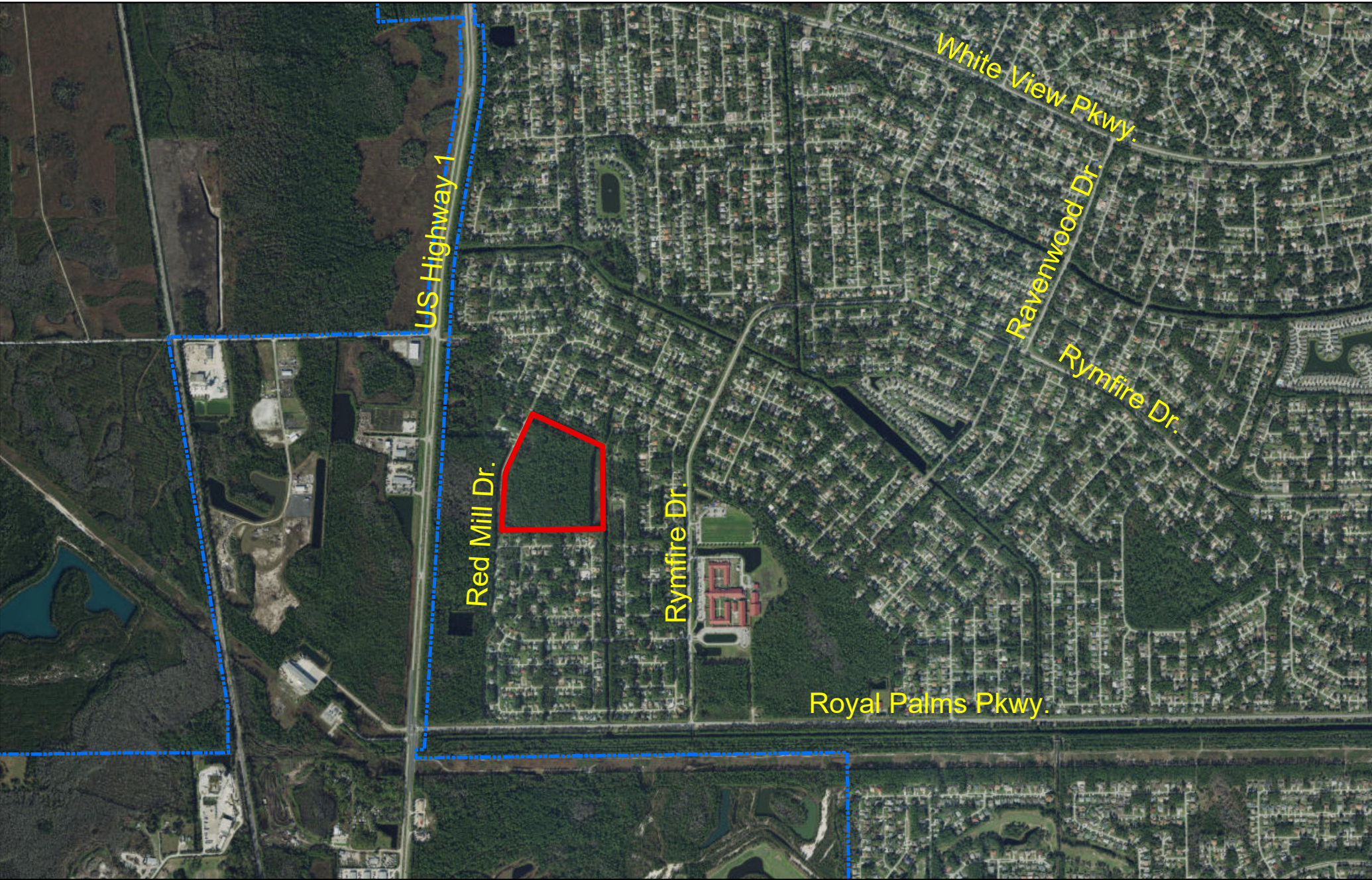
DAVID ALFIN, MAYOR

VIRGINIA A. SMITH, CITY CLERK

Approved as to form and legality

William E. Reischmann, Jr., Esq.
City Attorney

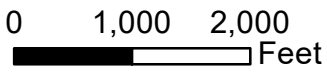
Red Mill Point Distant Aerial



Legend

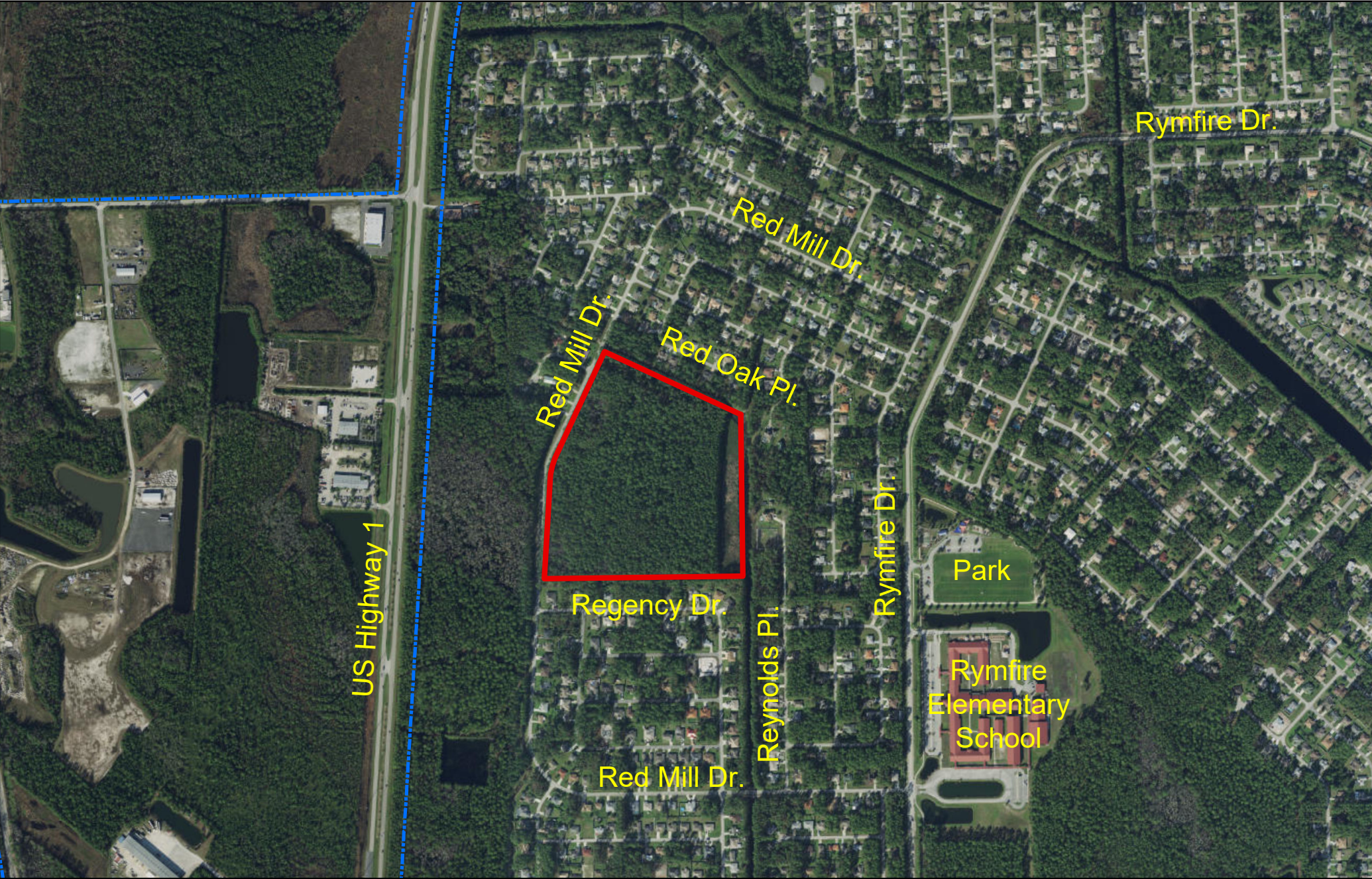
 Palm Coast City Limits

 Red Mill Pointe



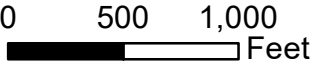


Red Mill Pointe Closeup Aerial

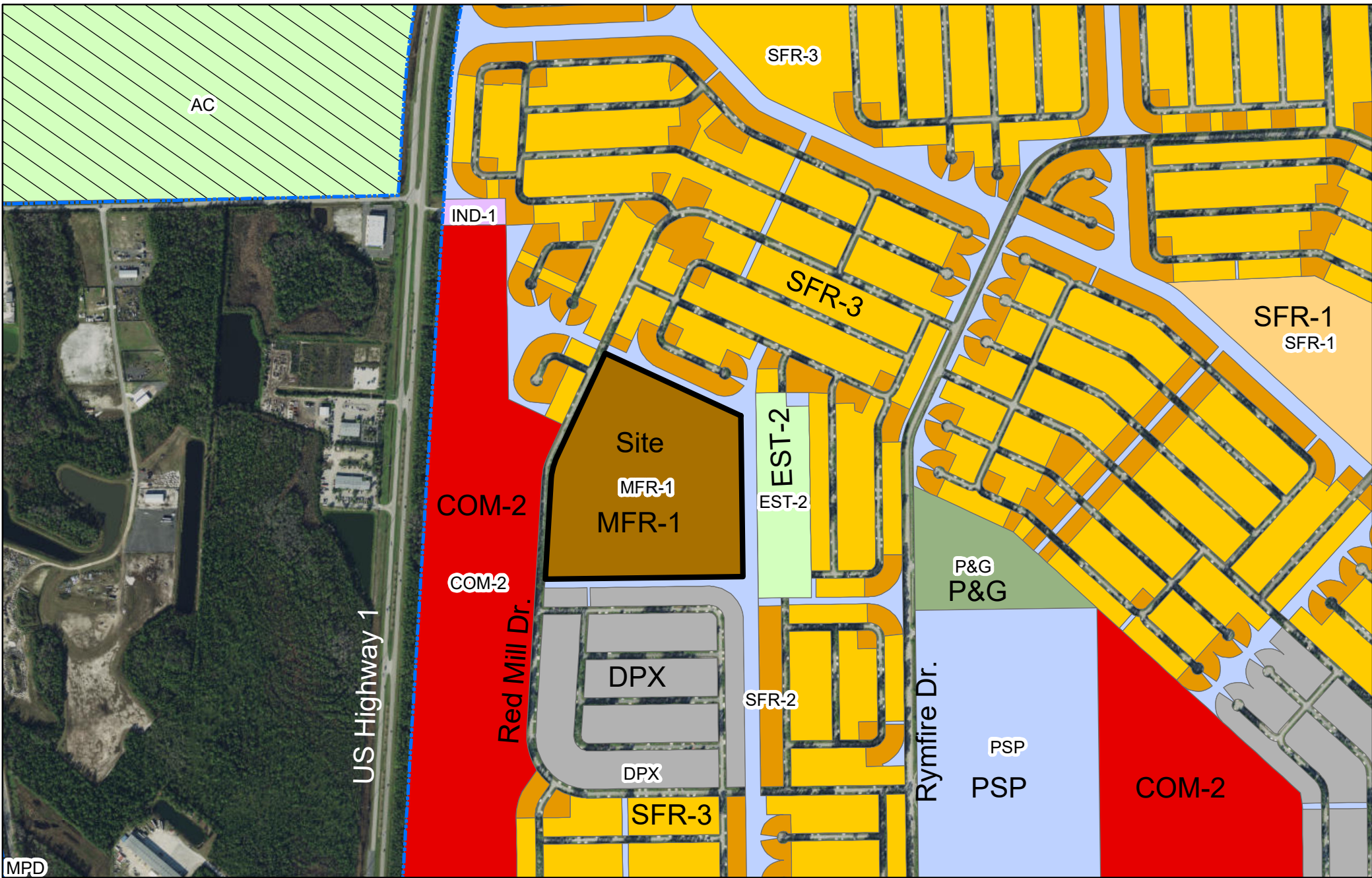


Legend

-  Palm Coast City Limits
-  Red Mill Pointe



Red Mill Pointe Zoning Map



Legend

- Palm Coast City Limits
- Red Mill Pointe

Palm Coast Zoning

- AC
- COM-2

- DPX
- EST-2
- IND-1

- MFR-1
- MPD
- P&G

- PSP
- SFR-1
- SFR-2

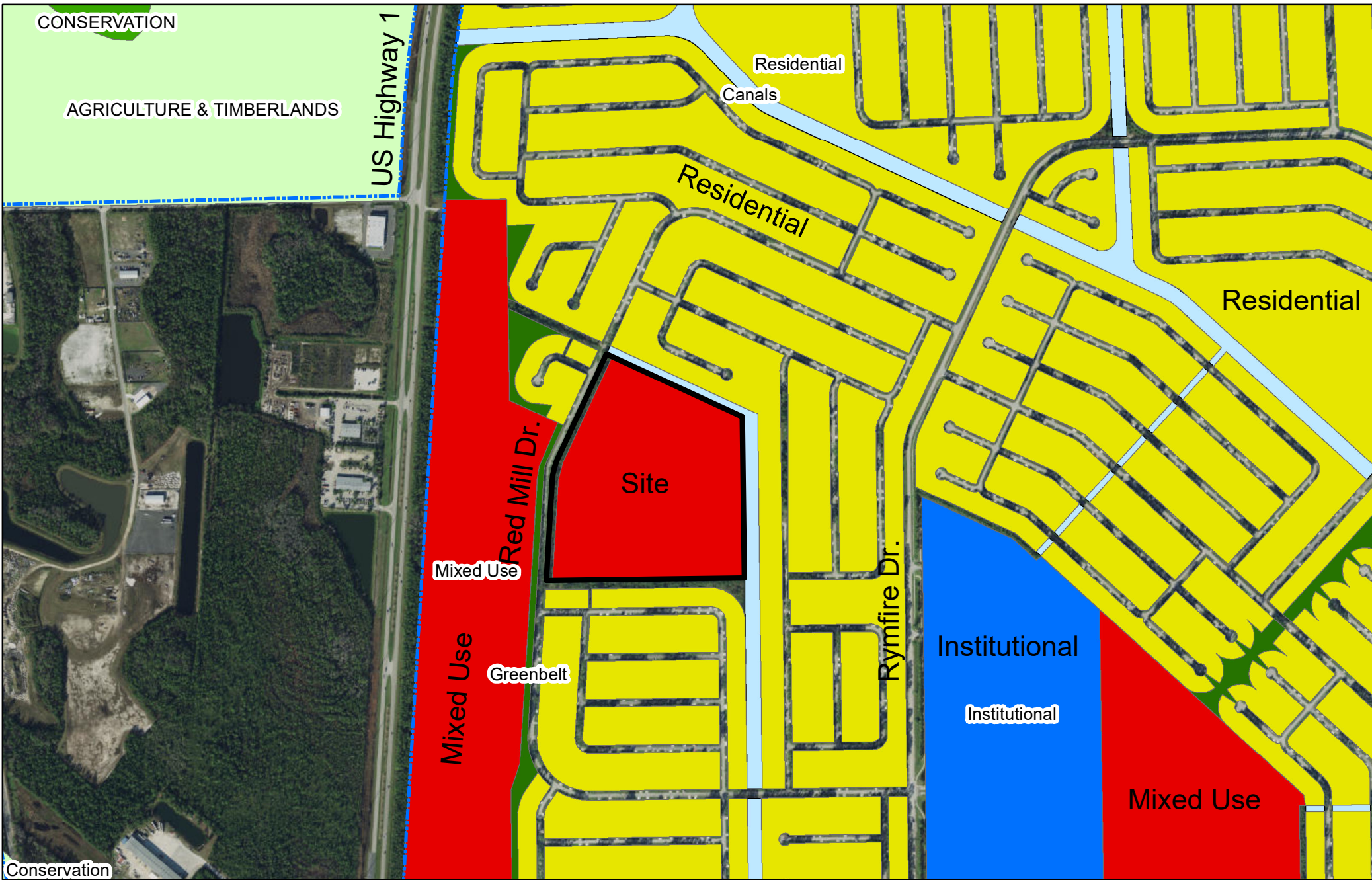
- SFR-3

0 500 1,000
Feet



Map Provided By: Planning Division

Red Mill Pointe Future Land Use Map



Legend

- Palm Coast City Limits
- Red Mill Pointe

Palm Coast FLUM

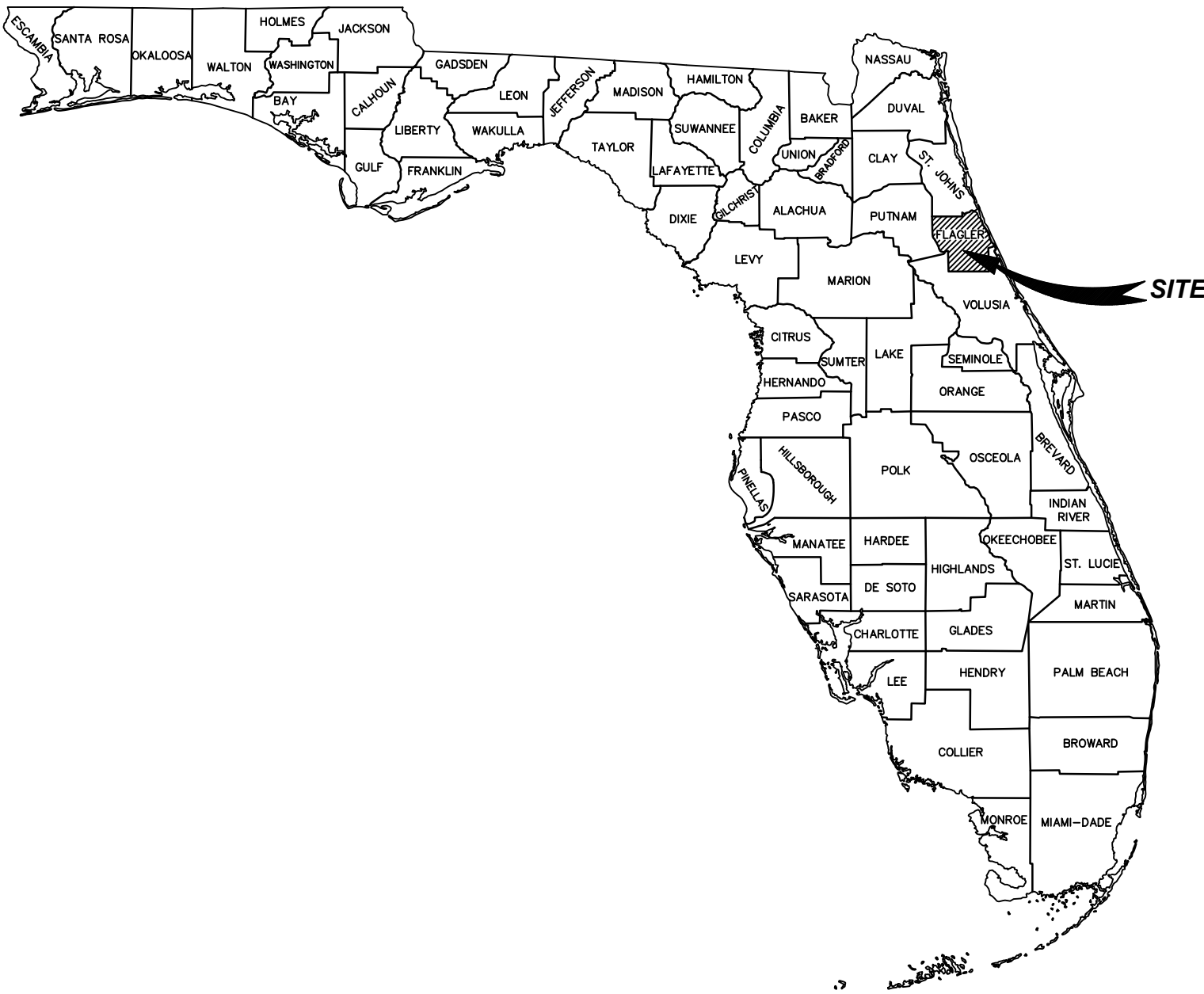
- AGRICULTURE & TIMBERLANDS
- CONSERVATION

- Canals
- Conservation
- DRI-Mixed Use
- Greenbelt
- Institutional
- Mixed Use
- Residential

0 500 1,000 Feet

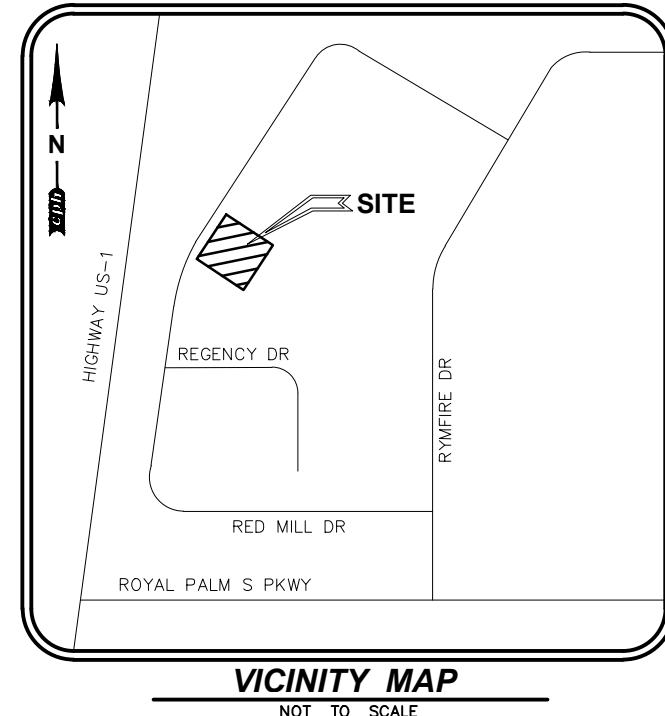


Map Provided By: Planning Division



BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
M&M DEVELOPMENT OF FLAGLER LLC
AT
RED MILL DRIVE
LYING IN
SECTION 7-TOWNSHIP 11 SOUTH-RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

Survey Sheet 1



cph
www.cphcorp.com
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A & E Firm**
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Palm Coast, FL 32137
Ph: 386.445.6569
Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect No. AA26000926
Landscape No. LC000298

REVISION	DATE	BY	REVISION
1	10/15/21	B.J.B.	REVISED ACRES (NOT FIELD UPDATED)
2	8/4/21	B.J.B.	REVISED TITLE WORK (NOT FIELD UPDATED)

Field Crew: D. Sullivan
Drawn By: B. Benard
Checked By: R. Roberts
Approved By: J. Patterson
Job No.: B21701
Date: 4/7/2021

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
M&M DEVELOPMENT OF FLAGLER LLC
RED MILL DRIVE
SECTION 7-TOWNSHIP 11 SOUTH-RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

THIS SURVEY IS NOT VALID
WITHOUT SURVEY SHEETS
1 THROUGH 5 OF 5.
**Sheet No.
V0.1**

LEGAL DESCRIPTION: (PER EXHIBIT "A", AS PROVIDED BY CLIENT)

RESERVED PARCEL F3, ROYAL PALMS SECTION 33, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGES 67 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
SITUATE IN THE COUNTY OF FLAGLER, STATE OF FLORIDA.

SURVEY NOTES:

- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
- THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.018' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.045'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:
o) DESIGNATION #U 721, PID #DM2626
(NAVD '88) ELEVATION = 34.74'
b) DESIGNATION #T 721, PID #DM2625
(NAVD '88) ELEVATION = 29.64'
SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 & 5 OF 5.
- THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.
- THE LAST DAY FIELD WORK WAS PERFORMED WAS APRIL 7, 2021; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
- THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH EXHIBIT "A" OF THE TITLE COMMITMENT, AND WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF RED MILL DRIVE AS SHOWN ON THE SUBDIVISION PLAT ROYAL PALMS - SECTION 33 PALM COAST, AS RECORDED IN MAP BOOK 10, PAGES 67 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. SAID BEARING BEING NORTH 03°27'17" EAST.
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12035C0120E, COMMUNITY PANEL NO. 120684-0120-E, CITY OF PALM COAST, REVISED DATE JUNE 6, 2018, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS OF MINIMAL FLOOD HAZARD (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
- HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A TOPCON PS-103A ROBOTIC TOTAL STATION.
- FLAGLER COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARCEL# IS PER THE FLAGLER COUNTY PROPERTY APPRAISER'S WEBSITE WWW.FLAGLERPACOM) AS OF APRIL 7, 2021.
- UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1806666FL-A, EFFECTIVE DATE JULY 20, 21021, AND WAS PROVIDED BY THE CLIENT.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES. WETLANDS SHOWN HAVE NOT BEEN APPROVED BY JURISDICTIONAL AGENCIES.
- FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
- VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
- DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
- CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
- THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

Line Legend:

NOT TO SCALE

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- ADJOINER PROPERTY LINES
- BARBED WIRE FENCE
- BROKEN LINE
- BURIED CABLE
- BURIED CABLE TELEVISION
- BURIED ELECTRIC
- BURIED FIBER OPTICS
- BURIED GAS
- BURIED RECLAIMED WATER LINE
- BURIED SANITARY LINES
- BURIED SANITARY SEWER FORCE MAIN LINE
- BURIED TRAFFIC CONTROL
- BURIED TELEPHONE LINE
- BURIED WATER LINES
- CENTER LINE R/W
- CHAIN LINK FENCE
- EASEMENT LINES (EXISTING)
- EASEMENT LINES (PROPOSED)
- EDGE OF WATER LINES
- EXISTING DRAINAGE PIPES
- EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- FIRE WATER MAIN LINES
- HOT WATER SUPPLY LINES
- IRRIGATION LINES
- OVERHEAD TRAFFIC LINES
- OVERHEAD UTILITY LINES
- RAILROAD TRACKS
- RIGHT-OF-WAY LINES
- SECTION LINES
- STONE WALL LINES
- TOP OF BANK LINES
- TOE OF SLOPE LINES
- TREE LINES
- TRAVERSE LINES
- UNKNOWN BURIED LINES
- VINYL FENCE
- WOOD FENCE
- GREASE TRAP MANHOLE
- ORANGE PAINT LINE
- GREEN PAINT LINE
- RED PAINT LINE
- WHITE PAINT LINE
- PURPLE PAINT LINE
- BLUE PAINT LINE
- YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CLEAN OUT
- COMMUNICATION MANHOLE
- CONCRETE
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIBER OPTIC MARKER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PARKING SPACES (2)
- POST INDICATOR VALVE
- PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TITLE OR REPORT ITEM NUMBER
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

Sign Legend:

NOT TO SCALE

- ROW NUMBER SIGN
- BUS STOP SIGN
- DEAD END SIGN
- DO NOT ENTER SIGN (R5-1)
- HANDICAP SIGN
- DUAL HANDICAP SIGN
- FIRE DEPARTMENT CONNECTION
- INFORMATION SIGN
- KEEP RIGHT SIGN
- LEFT TURN ONLY
- MEDIAN SIGN
- NO DUMPING SIGN
- NO LEFT TURN SIGN (R3-2)
- NO LITTERING SIGN
- NO OUTLET SIGN
- NO PARKING FIRE LANE SIGN
- NO RIGHT TURN SIGN (R3-1)
- NO THRU TRAFFIC SIGN
- NO TRUCKS (R5-2)
- NO PARKING SIGN
- ONE WAY SIGN (R6-2)
- PEDESTRIAN CROSSING SIGN
- RIGHT TURN ONLY
- SPEED LIMIT SIGN
- STOP SIGN (R1-1)
- STREET SIGN
- TOW AWAY ZONE SIGN
- TRUCK ENTRANCE SIGN
- UNKNOWN SIGN
- WEIGHT LIMIT SIGN
- WRONG WAY SIGN
- YIELD SIGN

Reference Material

1) SUBDIVISION PLAT ROYAL PALMS - SECTION 33 PALM COAST, AS RECORDED IN MAP BOOK 10, PAGES 67 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TITLE BLOCK ABBREVIATIONS
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C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

Index of Survey Sheets

- 1 ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
- 2 ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
- 3-5 ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

Surveyor's Certification:

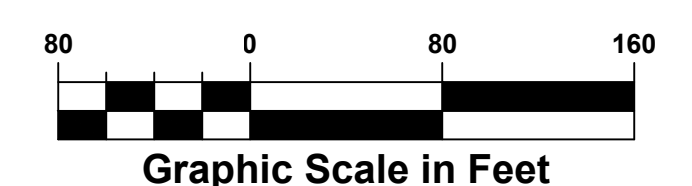
Certified to: M&M Development of Flagler, LLC, WFG National Title Insurance Company and Wharton Law Group, P.A..

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, and 13 of Table A thereof. The field work was completed on April 7, 2021.

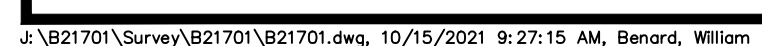
I hereby certify that the attached "ALTA/NSPS Land Title Survey" described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on April 7, 2021. I further certify that this "ALTA/NSPS Land Title Survey" meets the standards of practice set forth in Rule 61A-17.001, Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: [Signature]
Professional Surveyor and Mapper
Florida License No. 6384

(A)	ACTUAL	MBX	MAILBOX
A/C	AIR CONDITIONER	MES	MITERED END SECTION
ACMA	AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	MANHOLE
ALTA	AMERICANS WITH DISABILITIES ACT	MLP	METAL LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION	MPH	MILES PER HOUR
APPROX	APPROXIMATE	MPP	METAL POWER POLE
ARV	AIR RELEASE VALVE	N/A	NOT AVAILABLE
AVE	AVENUE	NAVO	NORTH AMERICAN VERTICAL DATUM
AVG	AVERAGE	NAD	NORTH AMERICAN DATUM
(BB)	BEARING BASS	NC	NATIONAL
BFP	BACK FLOW PREVENTER	NGS	NATIONAL GEODETIC SURVEY
BLK	BLOCK	NGVD	NATIONAL GEODETIC VERTICAL DATUM
BLDG	BUILDING	N & D	NAIL AND DISK
BLVD	BULEVARD	NO	NUMBER
BM	BENCH MARK	NR	NON-RADIAL
BMC	BACK OF CURB	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	BACK OF WALK	NT	NON-TANGENT
BSL	BUILDING SETBACK LINE	NTS	NOT TO SCALE
BWF	BARBED WIRE FENCE	OUT	OUTSIDE DIAMETER
C-X	DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	OFFICIAL RECORDS BOOK
(C)	CHORD	OR	OFFICIAL RECORDS
CATV	CABLE TELEVISION RISER	OUL	OVERHEAD UTILITY LINES
CB	CHORD BEARING	OTL	OVERHEAD TRAFFIC LINES
CBS	CONCRETE BLOCK STRUCTURE	(P)	PLAT
C.C.R.	CERTIFIED CORNER RECORD	PB	PLAT BOOK
C&G	CURB & GUTTER	P/C	POINT OF CURVATURE
	CATCH INLET	PCC	POINT OF COMPOUND CURVATURE
C/L	CENTERLINE	PCP	PERMANENT CONTROL POINT
CLF	CHAIN LINK FENCE	PFF	PROPOSED FINISHED FLOOR
CM	CONCRETE MONUMENT	PG	PAGE
CMP	CORRUGATED METAL PIPE	PGS	PAGES
CO	CLEANOUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PIV	POST INDICATOR VALVE
COR	CORNER	PK	PARKER KAYLON
CRPP	CORRUGATED PLASTIC PIPE	POB	POINT OF BEGINNING
CVE	COUNTY UTILITY EASEMENT	POC	POINT OF COMMENCEMENT
CVS	CAN'T VERIFY	POL	POINT OF LINE
CVS&T	CAN'T VERIFY SIZE & TYPE	PP	POWER POLE
CWS	CROSSWALK SIGNAL	PRC	POINT OF REVERSE CURVATURE
	DELTA	PRM	PERMANENT REFERENCE MONUMENT
(D)	DESCRIPTION	PSM	PROFESSIONAL SURVEYOR & MAPPER
DE	DEED BOOK	PT	POINT OF TANGENCY
DBH	DIAMETER AT BREAST HEIGHT IN INCHES	PVC	POLYVINYL CHLORIDE PIPE
DE	DRAINAGE EASEMENT	PVMT	PAVEMENT
DEPT	DEPARTMENT	R31E	RANGE 31 EAST
DIP	DUCTILE IRON PIPE	R	RADIUS
DR	DRIVE	RAD	RADIAL
D/U	DRAINAGE AND UTILITY EASEMENT	REC	REINFORCED CONCRETE PIPE
EJB	ELECTRIC JUNCTION BOX	RE	RECOVERED
EL	UNDERGROUND ELECTRICAL LINES	REV	REVISION
ELEC	ELECTRIC	RP	RADIUS POINT
ELEV	ELEVATION	R/W	RIGHT-OF-WAY
ELLIP	ELLIPTICAL	RLS	REGISTERED LAND SURVEYOR
EOI	END OF INFORMATION	RP	RADIUS POINT
EOP	EDGE OF PAVEMENT	RWL	UNDERGROUND RECLAIM WATER LINE
FB	FIELD BOOK	RMW	RECLAIMED WATER METER
FDC	FIRE DEPARTMENT CONNECTION	SEC 7	SECTION 7
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	(SP)	STATE PLANE
FGL	FLAT GRATE INLET	SQ	SQUARE
FGLP	FIBERGLASS LIGHT POLE	SO FT	SQUARE FEET
FHY	FIRE HYDRANT	ST	STREET
FM	FORCE MAIN	STMH	STORM DRAINAGE MANHOLE
FND	FOUND	S/W	SIDEWALK
FP&L	FLORIDA POWER AND LIGHT	TB	TANGENT BEARING
(FS)	FLORIDA STATUTES	TT1S	TOWNSHIP 11 SOUTH
(G)	GRID (STATE PLANE)	TELE	TELEPHONE
GL	UNDERGROUND GAS LINES	TL	OVERHEAD TRAFFIC SIGNAL LINES
GOV'T	GOVERNMENT	TOB	TOP OF BANK
GPR	GROUND PENETRATING RADAR	TOE	TOP OF EASEMENT
GWF	GREASE TRAP MANHOLE	TR	TELEPHONE RISER
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TRANS	TRANSFORMER
HWH	HOG WIRE FENCE	TSSB	TRAFFIC SIGNAL BOX
ID	IDENTIFICATION	TRSP	TRAFFIC SIGNAL SUPPORT POLE
ICV	IRIGATION CONTROL VALVE	TVL	UNDERGROUND CABLE TV LINES
INFO	INFORMATION	(Typ)	TYPICAL
INV	INVERT	UE	UTILITY EASEMENT
IP	IRON PIPE	UNK	UNKNOWN
IP&C	IRON PIPE & CAP	U/L	UNDERGROUND TELEPHONE LINES
IR	IRON ROD	W/	WITH
IR&C	IRON REBAR & CAP	W/ROUF	WROUGHT IRON FENCE
IRR	IRRIGATION	WL	UNDERGROUND WATER LINE
L	ARC LENGTH	WLP	WOOD LIGHT POLE
LB#	LENGTHEN BUSINESS NUMBER	WM	WOOD METER
LP	LIGHT POLE	WP	WORK PROGRAM
(M)	MEASURED	WPF	WOOD POST FENCE
MB	MAP BOOK	WPP	WOOD POWER POLE
		WY	WATER VALVE



Survey Sheet 2



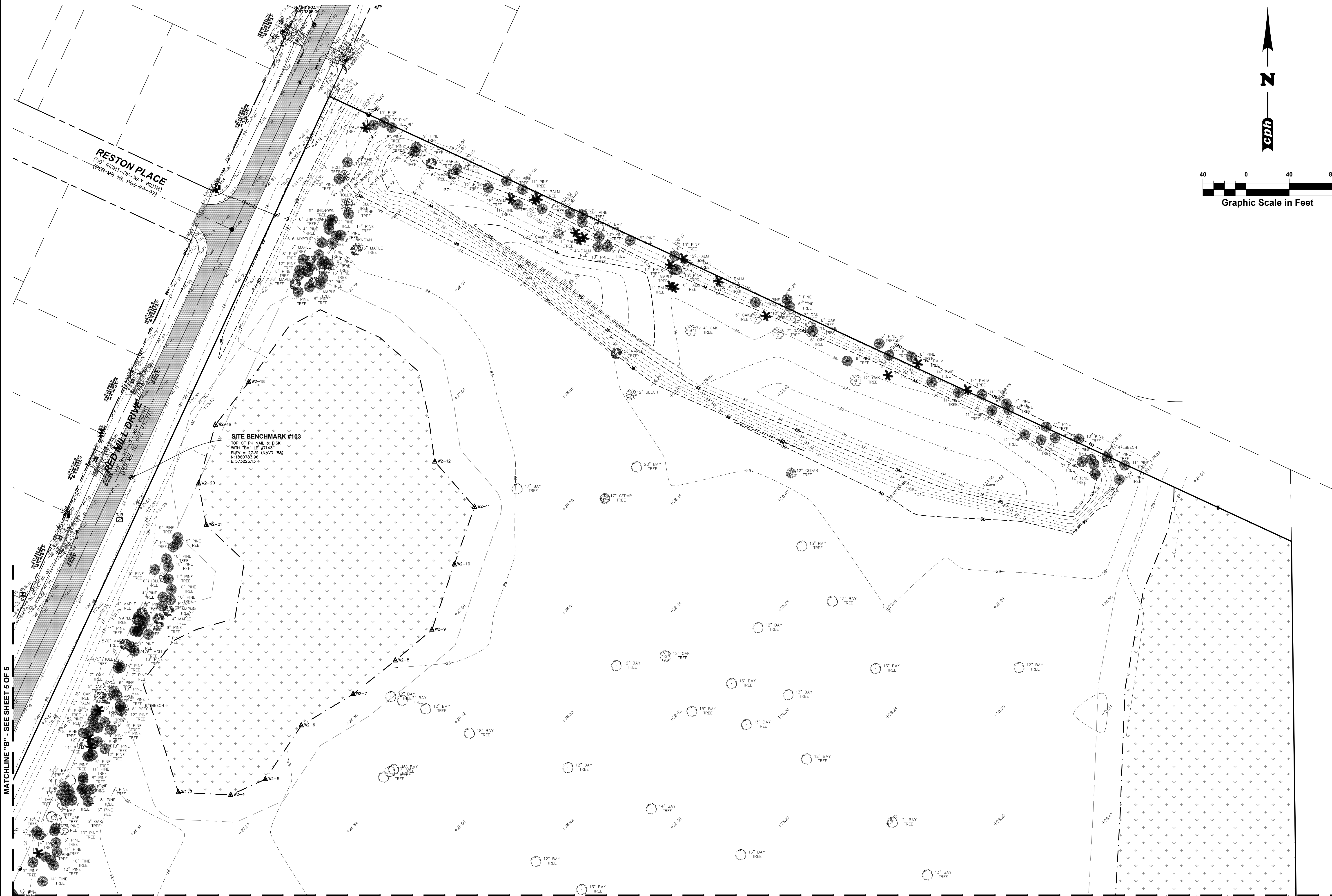
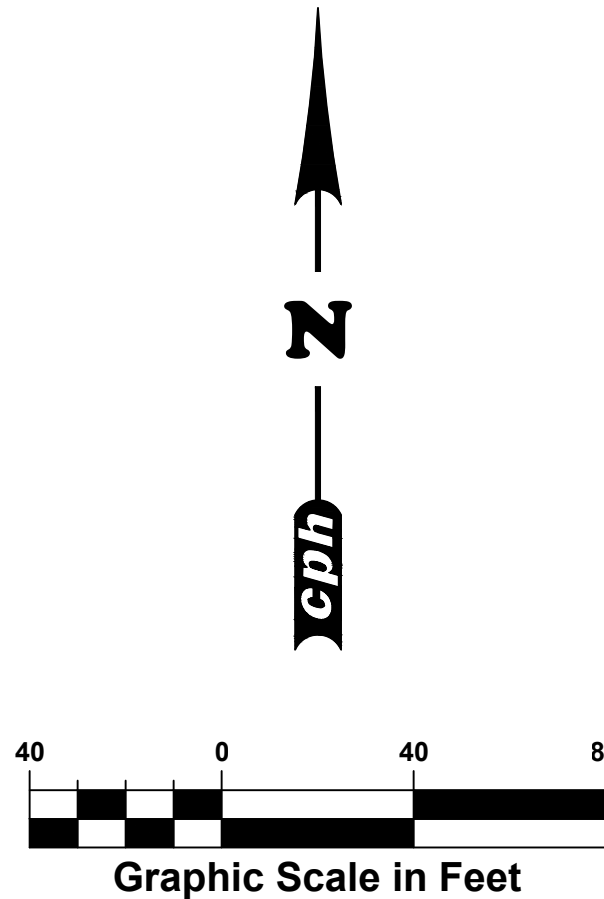


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A & E Firm**

520 Palm Coast Pkwy. SW, Suite 200
Palm Coast, FL 32137
Ph: 386.445.6569

Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect No. AA26000926
Landscape No. LC000298



MATCHLINE "B" - SEE SHEET 5 OF 5

MATCHLINE "A" - SEE SHEET 4 OF 5

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING FOR
(ALT/ANSPS LAND TITLE SURVEY)

M&M DEVELOPMENT OF FLAGLER LLC

RED MILL DRIVE
SECTION 7-TOWNSHIP 11 SOUTH-RANGE 31 EAST
CITY OF PALM COAST FLAGLER COUNTY, FLORIDA

Field Crew: D. Sullivan
Drawn By: B. Benard
Checked By: R. Roberts
Approved By: J. Patterson
Job No.: B21701
Date: 4/7/2021

By	Revision	Date	No.
B.J.B.	REVISED ACRES (NOT FIELD UPDATED)	10/15/21	1
B.J.B.	REVISED TITLE WORK (NOT FIELD UPDATED)	8/4/21	2

THIS SURVEY IS NOT VALID
WITHOUT SURVEY SHEETS
1 THROUGH 5 OF 5.

Sheet No.
V1.2

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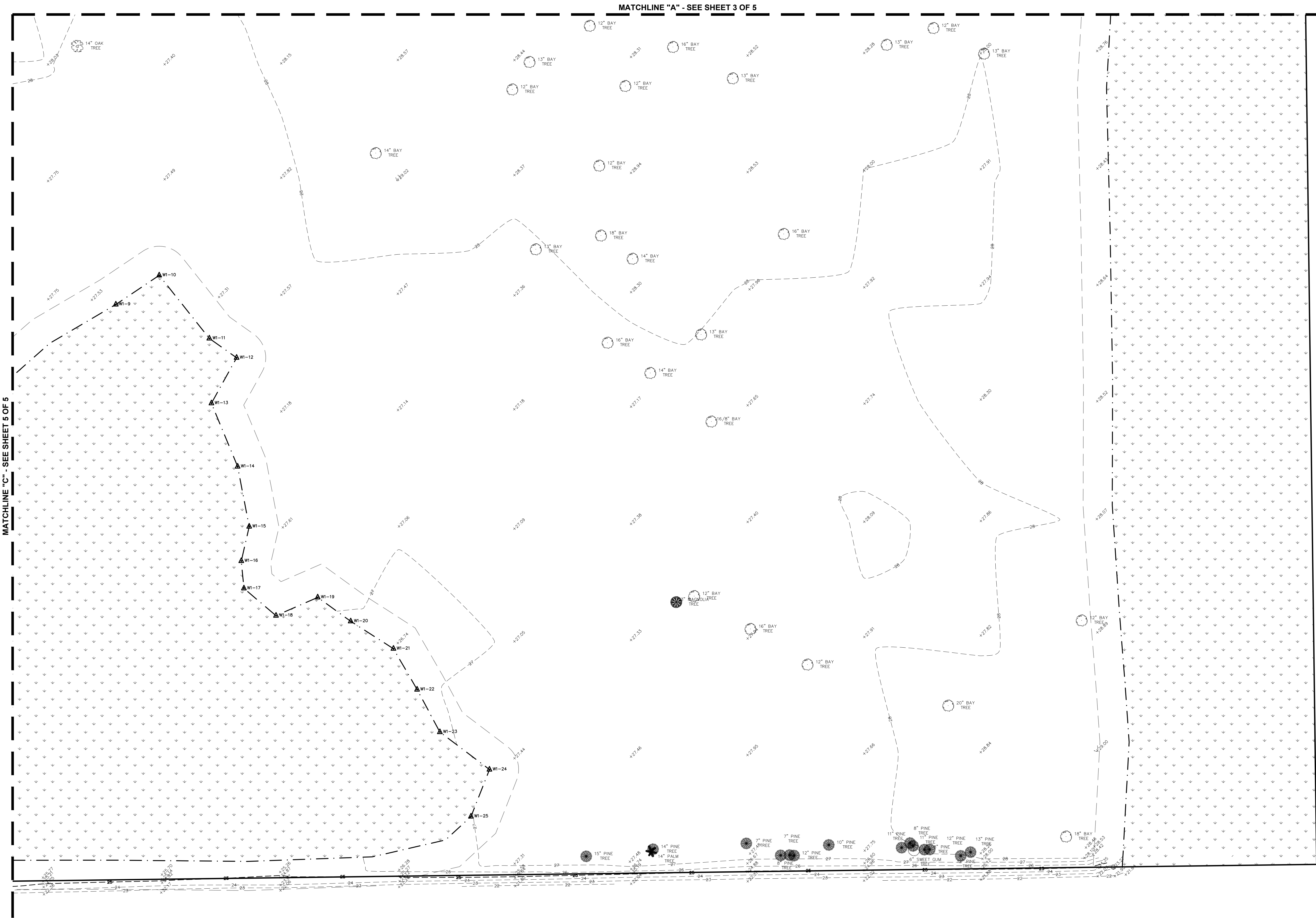
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RED MILL DRIVE
SECTION 7-TOWNSHIP 11 SOUTH-RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

Sheet No.
V1.3



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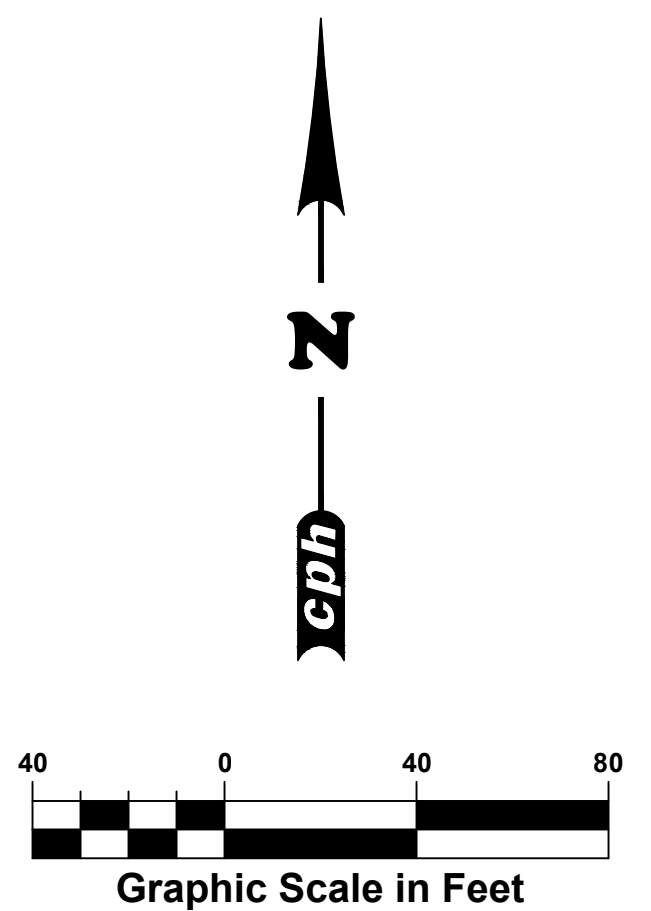
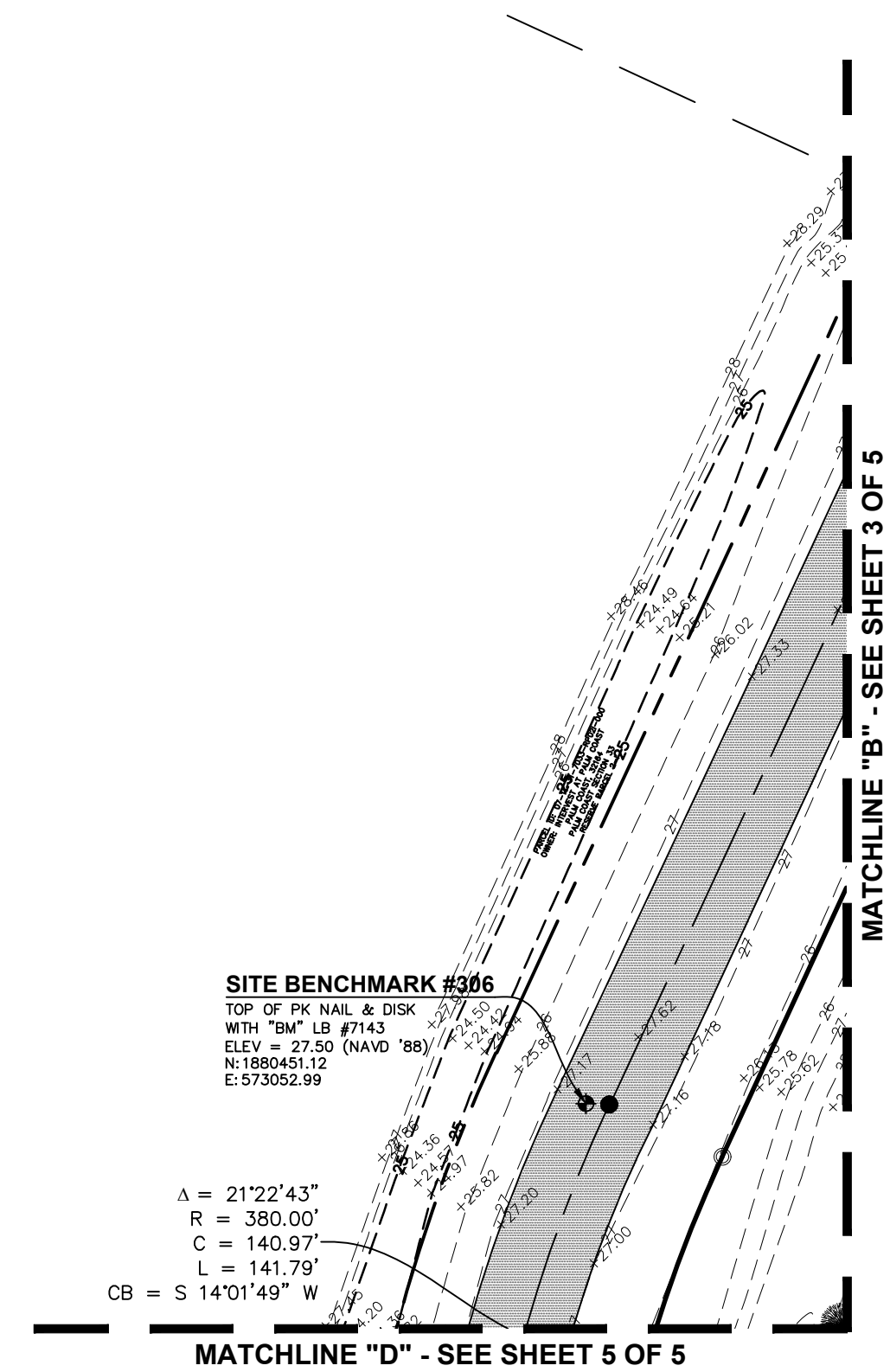
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M&M DEVELOPMENT OF FLAGLER LLC
RED MILL DRIVE

CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

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1 THROUGH 5 OF 5.

Sheet No.
V1.4



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city of PALM COAST

GENERAL - APPLICATION

DATE 08/31/2021

APPLICATION TYPE MASTER SITE PLAN

PROJECT NAME		Red Mill Pointe-Brite Homes			
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)					
PROPERTY APPRAISER'S PARCEL NUMBER		07-11-31-7033-0RP0F-0030			
LEGAL DESCRIPTION		35.41 AC PALM COAST SEC 33 RESERVE PARCEL F-3 OR 553 PG 1539 OR 846 PG 1588-CD OR 984 PG 1608 OR 1292 PG 679 OR 1364/1515 OR 1622/1965 OR 1887/91 OR 2023/551			
SUBDIVISION NAME					
SECTION	07	BLOCK	0RP0F	LOT	0030
PROPERTY ACRES	35.41	PROPERTY SQ FT	1542460		
FUTURE LAND USE MAP DESIGNATION		EXISTING ZONE DISTRICT			
OVERLAY DISTRICT					
COMMUNITY PANEL NUMBER		MAP PANEL DATE			
FLOOD ZONE					
PRESENT USE OF PROPERTY					
DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)					
Proposed multi-family town homes with clubhouse site and all associated parking					
PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	No		



City of PALM COAST

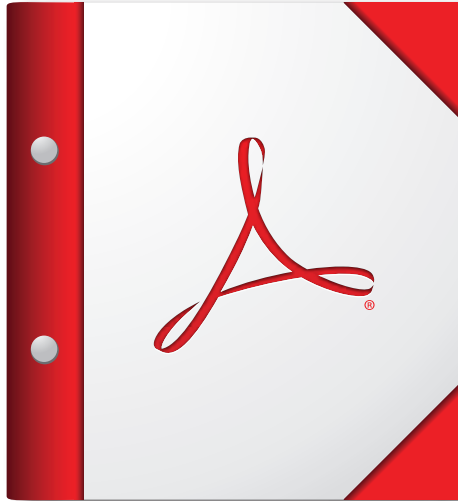
OWNER	APPLICANT / AGENT
Name: BRITE PROPERTIES OF FLORIDA, LLC	Name: NICOLE DAVIS
Mailing Address: 7345 GREENBRIAR PARKWAY 2323 N STATE STREET #58 ORLANDO, FL 32819	Mailing Address: 520 PALM COAST PARKWAY, SW, STE 200 PALM COAST, FL 32137
Phone Number: (833) 922-7483	Phone Number: (386) 445-6569
E-mail Address: BKOCIECKI@BRITEHOMES.COM	E-mail Address: NDAVIS@CPHCORP.COM
MORTGAGE HOLDER	ENGINEER OR PROFESSIONAL
Name:	Name: CPH, INC., JASON KELLOGG
Mailing Address:	Mailing Address: 520 PALM COAST PARKWAY, SW, STE 200 PALM COAST, FL 32137
Phone Number:	Phone Number: (386) 445-6569
E-mail Address:	E-mail Address: JKELLOGG@CPHCORP.COM
ARCHITECT	TRAFFIC ENGINEER
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	LANDSCAPE ARCHITECT
Name: CPH, INC., JEFFREY PATTERSON	Name:
Mailing Address: 520 PALM COAST PARKWAY, SW, STE 200 PALM COAST, FL 32137	Mailing Address:
Phone Number: (386) 445-6569	Phone Number:
E-mail Address: JPATTERSON@CPHCORP.COM	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

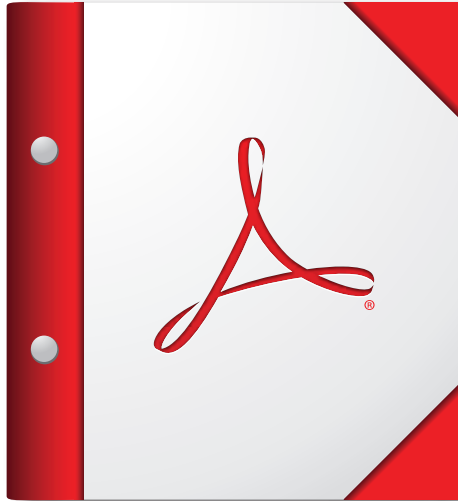
Signature of Property Owner or Applicant

NICKY DAVIS



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ELEVATION COLOR NOTES			
C1	CERTAINTED WEATHERED WOOD ASPHALT SHINGLES	C6	TRIM-SHERWIN WILLIAMS SW7005 PURE WHITE
C2	J&N STONE, INC.-AUSTIN CUT STONE	C7	LOWER BODY-SHERWIN WILLIAMS SW2850 CHELSEA GREY
C3	CORBELS-SHERWIN WILLIAMS SW7665 WALL STREET GREY	C8	UPPER BODY-SHERWIN WILLIAMS SW2850 CHELSEA GREY
C4	ENTRY DOORS-SHERWIN WILLIAMS SW7665 WALL STREET GREY	C9	WINDOW FRAMES-WHITE PLYGEM
C5	GARAGE DOORS-SHERWIN WILLIAMS SW7005 PURE WHITE	C10	UPPER BODY-HARDI SIDING SHERWIN WILLIAMS SW9166 DRIFT OF MIST
		C11	WHITE VINYL PRIVACY FENCING



FRONT ELEVATION – SIX UNIT ELEVATION MASTER DOWN END & MASTER UP END
SCALE: 3/16"=1'-0"



REAR ELEVATION – SIX UNIT ELEVATION MASTER DOWN END & MASTER UP END
SCALE: 3/16"=1'-0"

DRAFTING AND DESIGN

TF

DESIGN

building design studios

TF DESIGN, INC.

3818 Murrell Rd.

Suite: A

Rockledge FL, 32955

Timothy Frost, Owner

TEL: (321) 288-6274

EMAIL: tfrost@tf-design.com

Contractor must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

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BRITE HOMES

Red Mill Town Homes

Palm Coast

Client:

Project Name:

Project Address:

Drawn By: R. WADE

Checked By: J. Johns

Date: 05/15/2021

By

Date

Revision

No.

Sheet Title:

BUILDING ELEVATIONS

Elevation:

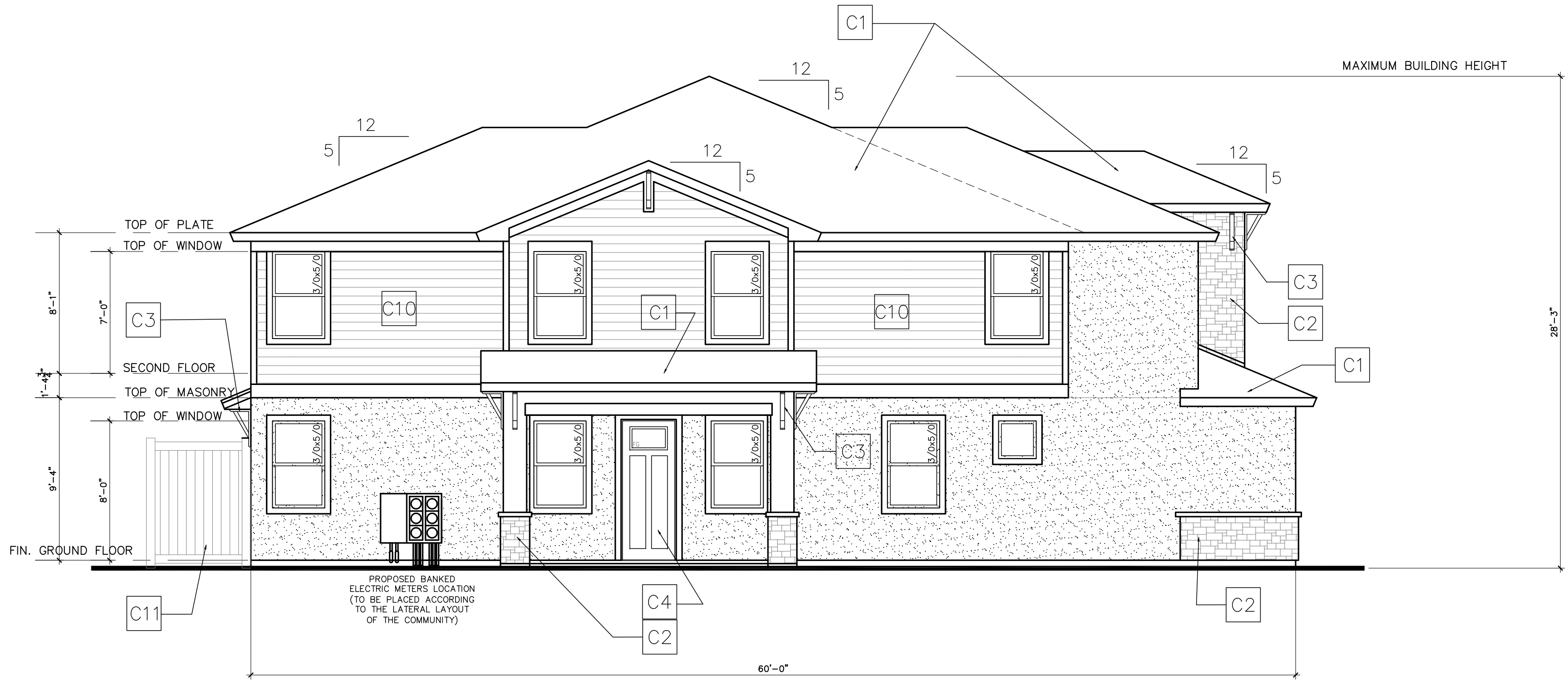
Contemporary

Project No.

SBC-00118

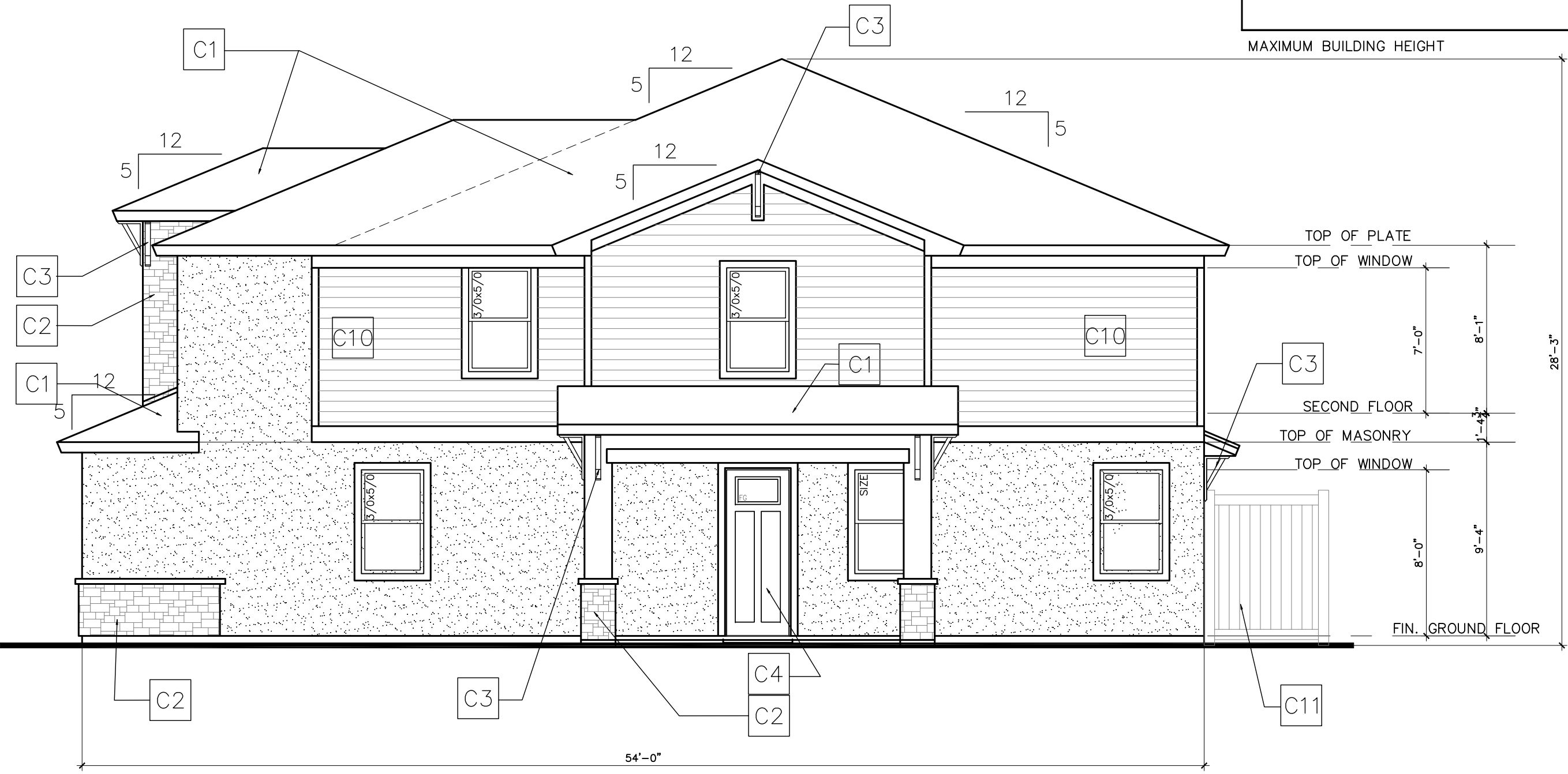
Sheet No.

A3.0



LEFT SIDE ELEVATION – MASTER DOWN END UNIT
SCALE: 3/16"=1'-0"

ELEVATION COLOR NOTES			
C1	CERTAINTED WEATHERED WOOD ASPHALT SHINGLES	C6	TRIM-SHERWIN WILLIAMS SW7005 PURE WHITE
C2	J&N STONE, INC.-AUSTIN CUT STONE	C7	LOWER BODY-SHERWIN WILLIAMS SW2850 CHELSEA GREY
C3	CORBELS-SHERWIN WILLIAMS SW7665 WALL STREET GREY	C8	UPPER BODY-SHERWIN WILLIAMS SW2850 CHELSEA GREY
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C5	GARAGE DOORS-SHERWIN WILLIAMS SW7005 PURE WHITE	C10	UPPER BODY-HARDI SIDING SHERWIN WILLIAMS SW9166 DRIFT OF MIST
		C11	WHITE VINYL PRIVACY FENCING



RIGHT SIDE ELEVATION – MASTER UP END UNIT
SCALE: 3/16"=1'-0"

Client: **BRITE HOMES**
Project Name: **Red Mill Town Homes**
Project Address: **Palm Coast**

Client:	Project Name:	Project Address:
Drawn By:	R. WADE	
Checked By:	J. Johns	
Date:	05/15/2021	
By		
Date		
No.	Revision	



TF DESIGN, INC.

8195 N. Wickham Rd. Ste. 215
Melbourne, FL 32940
(321) -288-6274

Response to Building Department

November 30, 2021

City of Palm Coast
160 Cypress Point Parkway #106
Palm Coast, FL 32164

END UNIT #1:

Number of Bedrooms: 3 Bedrooms

Square Footage Under Air: 2005 sq.ft.

Total Number of End Unit #1 on Property: 39 Units

Total Number of End Unit #1 Bedrooms on Property: 117 Bedrooms

Total Number of Square Footage Under Air for all Unit #1: 78,195 sq. ft.

END UNIT #2:

Number of Bedrooms: 3 Bedrooms

Square Footage Under Air: 1754 sq.ft.

Total Number of End Unit #2 on Property: 27 Units

Total Number of End Unit #2 Bedrooms on Property: 81 Bedrooms

Total Number of Square Footage Under Air for all Unit #2: 47,358 sq. ft.

INTERIOR UNIT #3:

Number of Bedrooms: 3 Bedrooms

Square Footage Under Air: 1471 sq.ft.

Total Number of Interior Unit #3 on Property: 59 Units

Total Number of Interior Unit #3 Bedrooms on Property: 177 Bedrooms

Total Number of Square Footage Under Air for all Units #3: 86,789 sq. ft.

INTERIOR UNIT #4:

Number of Bedrooms: 2 Bedrooms

Square Footage Under Air: 1389 sq.ft.

Total Number of Interior Unit #4 on Property: 91 Units

Total Number of Interior Unit #4 Bedrooms on Property: 182 Bedrooms

Total Number of Square Footage Under Air for all Unit #4: 126,399 sq.ft.

OVERALL TOTAL:

Total Number of Units: 216 Units

Total Number of Bedrooms: 557 Bedrooms

Total Number of Square Footage (Under Air): 338,741 sq.ft.

Sincerely,

Timothy Frost

President, TF Design



[Date]

Name
Address
City, State Zip

**RE: Proposed Development Project - Red Mill Pointe, PID: 07-11-31-7033-0RP0F-0030
Adjacent Property Owner Notification of Neighborhood Meeting**

Dear Property Owner:

A Neighborhood Meeting to discuss the development of **Red Mill Pointe**, located at Red Mill Drive near US Highway 1, is scheduled for November 1, 2021 at 5:00 pm at The Hilton Garden Inn, located at 55 Town Center Boulevard, Palm Coast, Florida 32164.

The applicant has submitted for a Master Site Plan for 216 residential townhomes on the property. A map and preliminary layout of the subject property is attached for your use and reference.

We look forward to seeing you at the above referenced meeting where we will discuss the development of the proposed project and its development review process through the City of Palm Coast. If you have any questions, please contact me at bkociecki@britehomes.com

Sincerely,

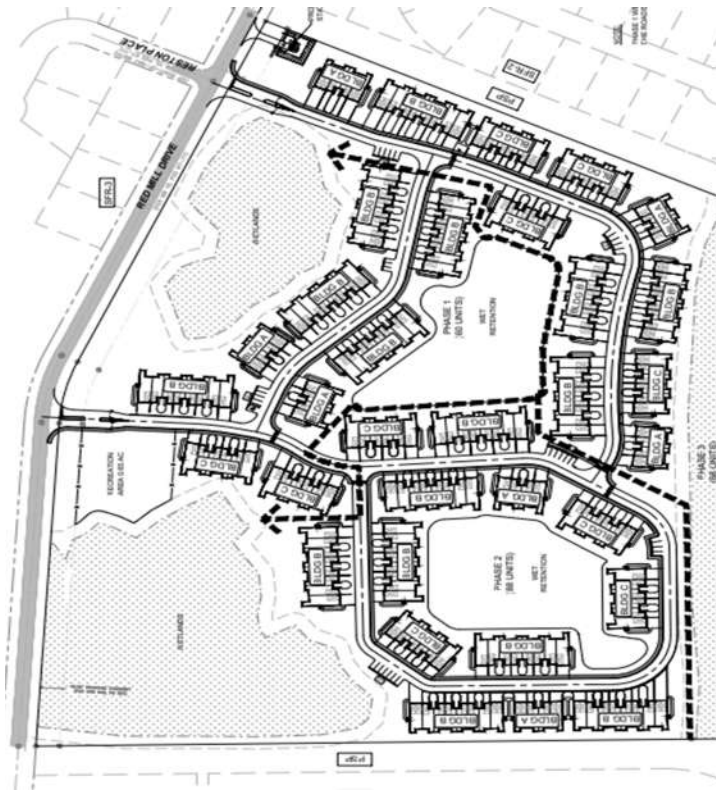
Robert Kociecki

Bob Kociecki
President

brite
GROUP HOLDINGS FLORIDA
Map of Development



Preliminary Layout



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ID	11202
Created Date	09/27/2021 12:01:19
Request Type	FULL SERVICE MAILING
Data Mode	REAL
Batch Name	Red Mill Pointe Neighborhood Meeting
Total Labels	72
USPS Delivery Services	Certified with Electronic Delivery Confirmation
Address List File	Download Address List File
Word Doc File	Download Word Doc File
PDF File	
Letter Archive	
Company ID	135698
Postmark Mail Date	10/15/2021

Nr	MailClass	TrackingNo	ToCompanyName	ToName	DeliveryAddress	AddressLine2	City	State	Zip	EDCReportURL	MailDate	LabelArchveurl	USPS_Status	StatusCode	Continue_Processing
1	Certified with Electronic Delivery Confirmation	9407111898765850290408		ADAMS HOMES OF NORTHWEST FLORIDA INC	3000 GULF BREEZE PKWY		GULF BREEZE	FL	32563-5623	https://cmi-edc.s3.amazonaws.com/9407111898765850290408-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290408-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 11:48 am on October 18, 2021 in GULF BREEZE, FL 32563.	D	NO
2	Certified with Electronic Delivery Confirmation	9407111898765850290491		BEERS PAULA	6 RED OAK PL		PALM COAST	FL	32164-6650	https://cmi-edc.s3.amazonaws.com/9407111898765850290491-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290491-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 2:58 pm.	D	NO
3	Certified with Electronic Delivery Confirmation	9407111898765850290446		BERGER THERESA D	41 REGENCY DR		PALM COAST	FL	32164-6641		10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290446-20211014.jpeg	Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.	I	YES
4	Certified with Electronic Delivery Confirmation	9407111898765850290484		BOGDAN GALINA	4600 E MOODY BLVD	BLDG 3N	BUNNELL	FL	32110-6326		10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290484-20211014.jpeg	Your item departed our USPS facility in ORLANDO FL DISTRIBUTION CENTER on November 9, 2021 at 3:33 am. The item is currently in transit to the destination.	I	YES
5	Certified with Electronic Delivery Confirmation	9407111898765850290439	BURGESS JOHN &	ROSE M BURGESS H&W	34675 CADIZ PIEDMONT RD		FLUSHING	OH	43977-9606	https://cmi-edc.s3.amazonaws.com/9407111898765850290439-20211023.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290439-20211014.jpeg	Your item was delivered to an individual at the address at 2:56 pm on October 22, 2021 in CADIZ, OH 43907.	D	NO
6	Certified with Electronic Delivery Confirmation	9407111898765850290477		CARLETO ESTATE PROPERTIES INC	30 E NECK RD		HUNTINGTON	NY	11743-1513	https://cmi-edc.s3.amazonaws.com/9407111898765850290477-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290477-20211014.jpeg	Your item has been delivered to an agent for final delivery in HUNTINGTON, NY 11743 on October 20, 2021 at 3:10 pm.	D	NO
7	Certified with Electronic Delivery Confirmation	9407111898765850290552	CHAPUT CHRISTOPHER J &	YEVGENIYA LEVITIN H&W	106 RIVER ST		JERSEY CITY	NJ	07302-4380	https://cmi-edc.s3.amazonaws.com/9407111898765850290552-20211022.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290552-20211014.jpeg	Your item was delivered to an individual at the address at 2:52 pm on October 21, 2021 in JERSEY CITY, NJ 07302.	D	NO
8	Certified with Electronic Delivery Confirmation	9407111898765850290569		CITY OF PALM COAST	160 LAKE AVE		PALM COAST	FL	32164-2400	https://cmi-edc.s3.amazonaws.com/9407111898765850290569-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290569-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 1:31 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
9	Certified with Electronic Delivery Confirmation	9407111898765850290521		CITY OF PALM COAST	160 LAKE AVE		PALM COAST	FL	32164-2400	https://cmi-edc.s3.amazonaws.com/9407111898765850290521-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290521-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 1:31 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
10	Certified with Electronic Delivery Confirmation	9407111898765850290507	CORREALE STEVEN & LAURIE	H&W	24 REGENCY DR		PALM COAST	FL	32164-6640		10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290507-20211014.jpeg	This is a reminder to arrange for redelivery of your item or your item will be returned to sender.	I	YES
11	Certified with Electronic Delivery Confirmation	9407111898765850290590		CORWIN JAMES	1221 N HALIFAX AVE		DAYTONA BEACH	FL	32118-3665	https://cmi-edc.s3.amazonaws.com/9407111898765850290590-20211024.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290590-20211014.jpeg	Your item was delivered to an individual at the address at 11:00 am on October 23, 2021 in DAYTONA BEACH, FL 32118.	D	NO
12	Certified with Electronic Delivery Confirmation	9407111898765850290545		DIAZ ARMANDO AVILES & CARMEN	M VARGAS H&W	20 RED OAK PL	PALM COAST	FL	32164-6650	https://cmi-edc.s3.amazonaws.com/9407111898765850290545-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290545-20211014.jpeg	Your item was delivered to a neighbor as requested at 3:03 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
13	Certified with Electronic Delivery Confirmation	9407111898765850290583		DR HORTON INC- JACKSONVILLE	4220 RACE TRACK RD		ST JOHNS	FL	32259-2084	https://cmi-edc.s3.amazonaws.com/9407111898765850290583-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290583-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 2:00 pm on October 19, 2021 in SAINT JOHNS, FL 32259.	D	NO
14	Certified with Electronic Delivery Confirmation	9407111898765850290538	DUNTON COLLEEN J	& NATALIE DE LOGE JTWROS	54 REGENCY DR		PALM COAST	FL	32164-6640		10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290538-20211014.jpeg	Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.	I	YES
15	Certified with Electronic Delivery Confirmation	9407111898765850290576		DUPONT MARIAH	19 RED OAK PL		PALM COAST	FL	32164-6644	https://cmi-edc.s3.amazonaws.com/9407111898765850290576-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850290576-20211014.jpeg	Your item was delivered to a neighbor as requested at 3:06 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
16	Certified with Electronic Delivery Confirmation	9407111898765850298213		ELISAM PROPERTIES LLC	115 W PINE AVE		LONGWOOD	FL	32750-4151	https://cmi-edc.s3.amazonaws.com/9407111898765850298213-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298213-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 11:08 am on October 18, 2021 in LONGWOOD, FL 32750.	D	NO
17	Certified with Electronic Delivery Confirmation	9407111898765850298251	FORD ODELL V JR & CASSANDRA	L H&W	58 REGENCY DR		PALM COAST	FL	32164-6640	https://cmi-edc.s3.amazonaws.com/9407111898765850298251-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298251-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 2:19 pm.	D	NO
18	Certified with Electronic Delivery Confirmation	9407111898765850298268	FUNCOAST REALTY & MANAGEMENT	LLC	119 S PALMETTO AVE	# 154	DAYTONA BEACH	FL	32114-4387	https://cmi-edc.s3.amazonaws.com/9407111898765850298268-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298268-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 11:27 am on October 18, 2021 in DAYTONA BEACH, FL 32114.	D	NO
19	Certified with Electronic Delivery Confirmation	9407111898765850298220		GALBURT VLADIMIR & NATALYA H&W	351 DALLAS DR		CAMPBELL	CA	95008-5609	https://cmi-edc.s3.amazonaws.com/9407111898765850298220-20211022.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298220-20211014.jpeg	Your item was delivered to an individual at the address at 4:16 pm on October 21, 2021 in CAMPBELL, CA 95008.	D	NO
20	Certified with Electronic Delivery Confirmation	9407111898765850298206	GLAUG NICHOLAS M & JOY L H&W	TRUSTEES	51 REGENCY DR		PALM COAST	FL	32164-6641	https://cmi-edc.s3.amazonaws.com/9407111898765850298206-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298206-20211014.jpeg	Your item was delivered to a neighbor as requested at 2:31 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
21	Certified with Electronic Delivery Confirmation	9407111898765850298299	GOETSCH JAMES W	& SANDRA J H&W LIFE ESTATE	6 RED FOX PL		PALM COAST	FL	32164-6663	https://cmi-edc.s3.amazonaws.com/9407111898765850298299-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298299-20211014.jpeg	Your item was delivered to an individual at the address at 3:13 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
22	Certified with Electronic Delivery Confirmation	9407111898765850298244	GOLDMAN MARK & LANA	TRUSTEES	6227 BALSAMO DR		SAN JOSE	CA	95129-4001	https://cmi-edc.s3.amazonaws.com/9407111898765850298244-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298244-20211014.jpeg	Your item was delivered to an individual at the address at 11:24 am on October 19, 2021 in SAN JOSE, CA 95129.	D	NO
23	Certified with Electronic Delivery Confirmation	9407111898765850298282	GTHR LLC		1415 61ST ST		BROOKLYN	NY	11219-5408	https://cmi-edc.s3.amazonaws.com/9407111898765850298282-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298282-20211014.jpeg	Your item was delivered to an individual at the address at 5:08 pm on October 19, 2021 in BROOKLYN, NY 11219.	D	NO
24	Certified with Electronic Delivery Confirmation	9407111898765850298237	GTHR LLC		1415 61ST ST		BROOKLYN	NY	11219-5408	https://cmi-edc.s3.amazonaws.com/9407111898765850298237-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298237-20211014.jpeg	Your item was delivered to an individual at the address at 5:08 pm on October 19, 2021 in BROOKLYN, NY 11219.	D	NO
25	Certified with Electronic Delivery Confirmation	9407111898765850298275	GTHR LLC		1415 61ST ST		BROOKLYN	NY	11219-5408	https://cmi-edc.s3.amazonaws.com/9407111898765850298275-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298275-20211014.jpeg	Your item was delivered to an individual at the address at 5:08 pm on October 19, 2021 in BROOKLYN, NY 11219.	D	NO
26	Certified with Electronic Delivery Confirmation	9407111898765850298817	GUILLAUME DANA	& LEXILIA ZAPOTE	9 RED OAK PL		PALM COAST	FL	32164	https://cmi-edc.s3.amazonaws.com/9407111898765850298817-20211024.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298817-20211014.jpeg	Your item has been delivered to the original sender at 11:16 am on October 23, 2021 in ORLANDO, FL 32819.	D	NO
27	Certified with Electronic Delivery Confirmation	9407111898765850298855	GUZMAN JULIO C	& SARAH KATHRYN MURRAY JTWROS	34 REGENCY DR		PALM COAST	FL	32164-6640	https://cmi-edc.s3.amazonaws.com/9407111898765850298855-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298855-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 2:11 pm.	D	NO
28	Certified with Electronic Delivery Confirmation	9407111898765850298862		GUZMAN MARITA	38 CAROLYN CT	APT 906	LAKE ZURICH	IL	60047-1506		10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298862-20211014.jpeg	Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.	I	YES
29	Certified with Electronic Delivery Confirmation	9407111898765850298824	HANSON USA		19 RENMONT PL		PALM COAST	FL	32164-6619	https://cmi-edc.s3.amazonaws.com/9407111898765850298824-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298824-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 12:04 pm.	D	NO
30	Certified with Electronic Delivery Confirmation	9407111898765850298800	HEBERT BRYON D &	GAIL A HEBERT	11 LEWIS ST		NASHUA	NH	03060-4125	https://cmi-edc.s3.amazonaws.com/9407111898765850298800-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298800-20211014.jpeg	Your item was delivered to an individual at the address at 10:58 am on October 19, 2021 in NASHUA, NH 03060.	D	NO
31	Certified with Electronic Delivery Confirmation	9407111898765850298893	HENSHAW VERNEAL K SR		12 RED OAK PL		PALM COAST	FL	32164-6650	https://cmi-edc.s3.amazonaws.com/9407111898765850298893-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298893-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 3:00 pm.	D	NO
32	Certified with Electronic Delivery Confirmation	9407111898765850298848	HOLIDAY BUILDERS INC		2293 W EAU GALIE BLVD		MELBOURNE	FL	32935-3184	https://cmi-edc.s3.amazonaws.com/9407111898765850298848-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298848-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 2:34 pm on October 18, 2021 in MELBOURNE, FL 32935.	D	NO
33	Certified with Electronic Delivery Confirmation	9407111898765850298886	HOLIDAY BUILDERS INC		2293 W EAU GALIE BLVD		MELBOURNE	FL	32935-3184	https://cmi-edc.s3.amazonaws.com/9407111898765850298886-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298886-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 2:34 pm on October 18, 2021 in MELBOURNE, FL 32935.	D	NO
34	Certified with Electronic Delivery Confirmation	9407111898765850298831		INTERVEST AT PALM COAST	2379 BEVILLE RD		DAYTONA BEACH	FL	32119-8720	<					

38	Certified with Electronic Delivery Confirmation	9407111898765850298763	MCCLURE ROBERT J JR & SUSAN	VANDERMEYS H&W	144 CESSNA DR		HAWTHORNE	FL	32640-4445	https://cmi-edc.s3.amazonaws.com/9407111898765850298763-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298763-20211014.jpeg	Your item was delivered to an individual at the address at 2:36 pm on October 20, 2021 in HAWTHORNE, FL 32640.	D	NO
39	Certified with Electronic Delivery Confirmation	9407111898765850298725	MCNALLY MATTHEW R & TINA M	H&W	36 REGENCY DR		PALM COAST	FL	32164-6640	https://cmi-edc.s3.amazonaws.com/9407111898765850298725-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298725-20211014.jpeg	Your item was delivered to an individual at the address at 2:13 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
40	Certified with Electronic Delivery Confirmation	9407111898765850298794	MCQUAIN JOHN		13 RED OAK PL		PALM COAST	FL	32164-6644	https://cmi-edc.s3.amazonaws.com/9407111898765850298794-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298794-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 3:08 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
41	Certified with Electronic Delivery Confirmation	9407111898765850298749		MILLER JOHN & MELISSA MILLER	69 RED MILL DR		PALM COAST	FL	32164-6608	https://cmi-edc.s3.amazonaws.com/9407111898765850298749-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298749-20211014.jpeg	Your package will arrive later than expected, but is still on its way. It is currently in transit to the nest facility.	I	YES
42	Certified with Electronic Delivery Confirmation	9407111898765850298787	MONTESSERRATO RAYMOND &	EDITH S	22 THELMA ST		ROSLYN HEIGHTS	NY	11577-1319	https://cmi-edc.s3.amazonaws.com/9407111898765850298787-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298787-20211014.jpeg	Your item was delivered to an individual at the address at 3:16 pm on October 20, 2021 in ROSLYN HEIGHTS, NY 11577.	D	NO
43	Certified with Electronic Delivery Confirmation	9407111898765850298732		MPG LOTS LLC	2379 BEVILLE RD		DAYTONA BEACH	FL	32119-8720	https://cmi-edc.s3.amazonaws.com/9407111898765850298732-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298732-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 11:39 am on October 20, 2021 in DAYTONA BEACH, FL 32119.	D	NO
44	Certified with Electronic Delivery Confirmation	9407111898765850298770	NOWAK WIESLAW M AND	ALEXANDRA NOWAK	42 BROAD ST		NEW BRITAIN	CT	06053-4305	https://cmi-edc.s3.amazonaws.com/9407111898765850298770-20211023.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298770-20211014.jpeg	Your item was delivered to an individual at the address at 10:40 am on October 22, 2021 in NEW BRITAIN, CT 06053.	D	NO
45	Certified with Electronic Delivery Confirmation	9407111898765850298916	NOWAK WIESLAW M AND	ALEXANDRA NOWAK	383 FLANDERS RD		SOUTHINGTON	CT	06489-2854	https://cmi-edc.s3.amazonaws.com/9407111898765850298916-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298916-20211014.jpeg	Your package will arrive later than expected, but is still on its way. It is currently in transit to the nest facility.	I	YES
46	Certified with Electronic Delivery Confirmation	9407111898765850298954	O'NEAL JINAYA LEE		30 REYNOLDS PL		PALM COAST	FL	32164-6657	https://cmi-edc.s3.amazonaws.com/9407111898765850298954-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298954-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 1:57 pm.	D	NO
47	Certified with Electronic Delivery Confirmation	9407111898765850298961		P&L PROPERTY GROUP LLC	18 WILLOW TRCE		FLAGLER BEACH	FL	32136-4938	https://cmi-edc.s3.amazonaws.com/9407111898765850298961-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298961-20211014.jpeg	Your package will arrive later than expected, but is still on its way. It is currently in transit to the nest facility.	I	YES
48	Certified with Electronic Delivery Confirmation	9407111898765850298923		PELAGIO LULU	5 EVERGREEN AVE		HASKELL	NJ	07420-1414	https://cmi-edc.s3.amazonaws.com/9407111898765850298923-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298923-20211014.jpeg	Your item has been delivered to an agent for final delivery in HASKELL, NJ 07420 on October 20, 2021 at 3:37 pm.	D	NO
49	Certified with Electronic Delivery Confirmation	9407111898765850298909	PEREZ CARLOS J &	SHIRLEY A H&W	53 REGENCY DR		PALM COAST	FL	32164-6641	https://cmi-edc.s3.amazonaws.com/9407111898765850298909-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298909-20211014.jpeg	Your item was delivered to a neighbor as requested at 2:30 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
50	Certified with Electronic Delivery Confirmation	9407111898765850298992	PNC BANK TRUSTEE OF THE	CASEY JAY WOOD TRUST	C/O INNOVEST SYSTEMS	PO BOX 13519	ARLINGTON	TX	76094-0519	https://cmi-edc.s3.amazonaws.com/9407111898765850298992-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298992-20211014.jpeg	Your item was picked up at a postal facility at 10:45 am on October 19, 2021 in ARLINGTON, TX 76093.	D	NO
51	Certified with Electronic Delivery Confirmation	9407111898765850298947		RAMOS MANUEL & ELISA H&W	32 RED MILL DR		PALM COAST	FL	32164-6614	https://cmi-edc.s3.amazonaws.com/9407111898765850298947-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298947-20211014.jpeg	Your item was delivered to a neighbor as requested at 2:48 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
52	Certified with Electronic Delivery Confirmation	9407111898765850298985		RAMOS MARCELO & ELISA DE RAMOS	7306 OLD KEENE MILL RD		SPRINGFIELD	VA	22150-4225	https://cmi-edc.s3.amazonaws.com/9407111898765850298985-20211021.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298985-20211014.jpeg	Your item was delivered to an individual at the address at 4:05 pm on October 20, 2021 in SPRINGFIELD, VA 22150.	D	NO
53	Certified with Electronic Delivery Confirmation	9407111898765850298930		RED MILL POINTE LLC	7345 GREENBRIAR PKWY		ORLANDO	FL	32819-8935	https://cmi-edc.s3.amazonaws.com/9407111898765850298930-20211024.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298930-20211014.jpeg	Your item was delivered to the front desk, reception area, or mail room at 11:16 am on October 23, 2021 in ORLANDO, FL 32819.	D	NO
54	Certified with Electronic Delivery Confirmation	9407111898765850298978		ROBERTS DOROTHEA O	2 RESTON PL		PALM COAST	FL	32164-6605	https://cmi-edc.s3.amazonaws.com/9407111898765850298978-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298978-20211014.jpeg	Your item was delivered to an individual at the address at 12:46 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
55	Certified with Electronic Delivery Confirmation	9407111898765850298619	ROBINSON DANIEL B JR & RENEE F	H&W	21 RED OAK PL		PALM COAST	FL	32164-6644	https://cmi-edc.s3.amazonaws.com/9407111898765850298619-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298619-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 3:04 pm.	D	NO
56	Certified with Electronic Delivery Confirmation	9407111898765850298657		RODRIGUEZ ANA M	15 RED OAK PL		PALM COAST	FL	32164-6644	https://cmi-edc.s3.amazonaws.com/9407111898765850298657-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298657-20211014.jpeg	Your item was delivered to an individual at the address at 3:07 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
57	Certified with Electronic Delivery Confirmation	9407111898765850298626	RUDNICK RODNEY J &	DOROTHY A	1800 HOOTEN ST		KILLEEN	TX	76543-3387	https://cmi-edc.s3.amazonaws.com/9407111898765850298626-20211025.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298626-20211014.jpeg	Your item was picked up at the post office at 4:04 pm on October 25, 2021 in KILLEEN, TX 76541.	D	NO
58	Certified with Electronic Delivery Confirmation	9407111898765850298602	SAICRUP JUAN RAMON		37 REGENCY DR		PALM COAST	FL	32164-6641	https://cmi-edc.s3.amazonaws.com/9407111898765850298602-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298602-20211014.jpeg	Your item is being held at the PALM COAST, FL 32164 post office at 10:19 am on October 21, 2021. This is at the request of the customer.	I	YES
59	Certified with Electronic Delivery Confirmation	9407111898765850298695	SANZONE ANTHONY C &	TRACY R H&W	24 RED OAK PL		PALM COAST	FL	32164-6650	https://cmi-edc.s3.amazonaws.com/9407111898765850298695-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298695-20211014.jpeg	Your item was delivered to a neighbor as requested at 3:03 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
60	Certified with Electronic Delivery Confirmation	9407111898765850298640		SMITH DAVID K & JUDITH D	1265 FURMAN DR		SUMTER	SC	29154-1417	https://cmi-edc.s3.amazonaws.com/9407111898765850298640-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298640-20211014.jpeg	Your item was delivered to an individual at the address at 12:12 pm on October 19, 2021 in SUMTER, SC 29154.	D	NO
61	Certified with Electronic Delivery Confirmation	9407111898765850298688		SOARES JOSE M & LUCIA F SOARES	23 ASH ST		S DARTMOUTH	MA	02748-1704	https://cmi-edc.s3.amazonaws.com/9407111898765850298688-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298688-20211014.jpeg	Your item was delivered to an individual at the address at 4:12 pm on October 18, 2021 in SOUTH DARTMOUTH, MA 02748.	D	NO
62	Certified with Electronic Delivery Confirmation	9407111898765850298633	SOUTHERN IMPRESSION HOMES	LLC	5711 RICHARD ST	STE 1	JACKSONVILLE	FL	32216-5956	https://cmi-edc.s3.amazonaws.com/9407111898765850298633-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298633-20211014.jpeg	Your item was delivered to an individual at the address at 1:54 pm on October 19, 2021 in JACKSONVILLE, FL 32216.	D	NO
63	Certified with Electronic Delivery Confirmation	9407111898765850298671	SOUTHERN IMPRESSION HOMES	LLC	5711 RICHARD ST	STE 1	JACKSONVILLE	FL	32216-5956	https://cmi-edc.s3.amazonaws.com/9407111898765850298671-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298671-20211014.jpeg	Your item was delivered to an individual at the address at 1:54 pm on October 19, 2021 in JACKSONVILLE, FL 32216.	D	NO
64	Certified with Electronic Delivery Confirmation	9407111898765850298114	SOUTHERN IMPRESSION HOMES	LLC	5711 RICHARD ST	STE 1	JACKSONVILLE	FL	32216-5956	https://cmi-edc.s3.amazonaws.com/9407111898765850298114-20211020.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298114-20211014.jpeg	Your item was delivered to an individual at the address at 1:54 pm on October 19, 2021 in JACKSONVILLE, FL 32216.	D	NO
65	Certified with Electronic Delivery Confirmation	9407111898765850298152		THOMAS RONALD J	40 REGENCY DR		PALM COAST	FL	32164-6640	https://cmi-edc.s3.amazonaws.com/9407111898765850298152-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298152-20211014.jpeg	Your item has been delivered to an agent for final delivery in PALM COAST, FL 32164 on October 18, 2021 at 2:15 pm.	D	NO
66	Certified with Electronic Delivery Confirmation	9407111898765850298169		VINSKY OLGA	27 REYNOLDS PL		PALM COAST	FL	32164-6658	https://cmi-edc.s3.amazonaws.com/9407111898765850298169-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298169-20211014.jpeg	Your item was forwarded to a different address at 11:15 am on October 26, 2021 in PALM COAST, FL. This was because of forwarding instructions or because the address or ZIP Code on the label was incorrect.	I	YES
67	Certified with Electronic Delivery Confirmation	9407111898765850298121	WALSH JESSICA M		14 RED OAK PL		PALM COAST	FL	32164-6650	https://cmi-edc.s3.amazonaws.com/9407111898765850298121-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298121-20211014.jpeg	Your item was delivered to a neighbor as requested at 3:01 pm on October 18, 2021 in PALM COAST, FL 32164.	D	NO
68	Certified with Electronic Delivery Confirmation	9407111898765850298107		WIELGUS DOROTA	11 RESTON PL		PALM COAST	FL	32164-6606	https://cmi-edc.s3.amazonaws.com/9407111898765850298107-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298107-20211014.jpeg	Your item was delivered to an individual at the address at 8:20 am on October 18, 2021 in PALM COAST, FL 32164.	D	NO
69	Certified with Electronic Delivery Confirmation	9407111898765850298190		WIELGUS DOROTA KOSZYK	6 RESTON PL		PALM COAST	FL	32164-6605	https://cmi-edc.s3.amazonaws.com/9407111898765850298190-20211019.pdf	10/15/2021	https://cmi-labels.s3.amazonaws.com/9407111898765850298190-20211014.jpeg	Your item was delivered to an individual at the address at 10:17 am on October 18, 2021 in PALM COAST, FL 32164.	D	NO
70	Certified with Electronic Delivery Confirmation	9407111898765850298145		WIELGUS MARZANNA TRZASKUS	42 GRAPEV										

Neighborhood Meeting for Red Mill Point

Held at Hilton Garden Inn at Palm Coast. November 1, 2021.

Neighbor Concerns & Questions

1. Is there a possibility that the developer can add MORE than 216 units at any time in the future?

The development will be limited to 216 total units. No additional units can be added at a later date.

2. Is it possible to create an entry/exit access from Red Mill road to US1 (to avoid Rymfire school traffic)?

The developer does not have rights to the adjacent property to create an access to US-1. A connection would require pressure on the City to look into the feasibility. We would not recommend a connection to US-1. Although this could potentially help with congestion associated with school traffic, it is very probable that a connection to US-1 would cause a significant increase in general traffic flowing through the neighborhood.

3. Will there be a bike path or pedestrian walkway on Red Mill to accommodate the increased traffic?

There are currently no sidewalks or trails proposed. The developer only has control over the frontage of their property and not the entire length of Red Mill. Without a continuation along the rest of Red Mill, a short segment of sidewalk in front of the development is not likely to get much use and would be of minimal benefit.

4. How much of a buffer and what type of buffer (vegetation) will there be between the development and neighboring properties?

There will be a 10' landscape buffer provided in compliance with the City's LDC. In addition to the onsite landscape buffer it should be noted that there is a 60' wide City owned parcel to both the north and south of our property providing separation from the neighboring residential properties. The City property is used for drainage purposes and contains a drainage ditch. The cleared area of the ditches and associated access and maintenance areas vary between 20-30' in width, which leaves a minimum of 30' of wooded area separating the residential properties.

5. Will the land be fully cleared up to the property lines?

In areas where there are not wetlands the site will be cleared to the property line to effect the necessary grading, and then the landscape buffers will be established. There are three large wetlands located on the site that will be preserved that will provide significant buffering along the eastern property line, along Red Mill, and at the southwest corner of the site. There are 10.208 acres of onsite wetlands that are being preserved as well as 2.66 acres of wetland buffers. These preserved areas make up 36% of the overall site that will remain in its natural condition.

6. What will be the impact of additional traffic?

- a. "Traffic and kids walking to school is already heavy on Red Mill"

In accordance with City Code, Traffic Studies have been performed to assess the existing traffic and impacts of the proposed development. The development will cause an increase in traffic, but based on the results of the traffic study, the roadways will continue to function at an acceptable level of service.

7. What type of amenities will the red mill point community have?

As part of the development there will be an amenity center constructed which will include a clubhouse and pool.

8. What is the projected timeline from starting construction to completion of the project?

The schedule may vary, but at this time it is anticipated that the project will commence construction around March of 2022 and take approximately 12 months to complete.

9. Water pressure is already bad in the neighborhood, how will this project affect water pressure?

One component of this project is the installation of a new water main and force main to serve the project. With the construction of the new infrastructure we do not expect any negative impacts to the existing system. It is possible that the City will install interconnections between the old and new system that will allow for increased pressure to the neighborhood.

10. What will be the impact of additional students at Rymfire Elementary?

This project is anticipated to generate some additional students at Rymfire Elementary. This increase is being coordinated with the School Board during the design process, and the developer will be paying established school impact fees for each new residence.

11. Who/how/when can citizens voice concerns at the City or County level?

All citizens are encouraged to speak directly with City staff and their elected government officials and to attend both Planning Board and City Council meetings. Staff contact information as well as meeting schedules and agendas can be found online at www.Palmcoastgov.com.

Palm Coast Neighborhood Meeting

Date: 11/1/2021

Topic: Red Mill Pointe Luxury Townhomes Development

Location: Hilton Garden Inn - 55 Town Center Blvd, Palm Coast



Print Name	Phone Number	Email	Resident (Yes/No)
Jennifer Batista	386-864-9352	shewphotography@gmail.com	Yes
Bill Ordway	386-237-8637	BILLORDWAY@aol.com	
Marc Friedman	954-296-1407	marcfriedman2@aol.com	yes
Jason Kellogg			
Jim Gadsch			yes
Nick Glaty	954-675-7855	NGLAUG@YAHOO.COM	yes
Varnea K Hensle			yes
Nicky Davis	386-445-1056		no
Jingya O'Neal	386-313-1080	Jingya@msn.com	yes
Chad Turner	386-313-6080		yes
Clifton Fournier	386-313-1080		yes
Lisa Hanson	304-546-9919	Hansonagals3@aol.com	yes
J. Davis J. Vincent	386-597-2194	VGAUD22296@YAHOO.COM	yes
Yelena Katkov	914-715-0973	YKATUS9@YAHOO.COM	yes
Yakov Katkov	914-714-5286	YK05@YAHOO.COM	yes
John Miller	386-341-9158	Miller1656@BellSouth.net	yes
Theresa Berger	386-215-1904	teri.berger@yahoo.com	yes
Tina McNally	386-237-0952		yes
Matt McNally	386-864-2469	HARVESTMATT@GMAIL.COM	yes
Alexander Kamenov	718-666-9225	AMKSYS4@MAIL.RU	yes
C. Selby		CRSELBY129@AOL.COM	yes
Shirley Ann	562-223-5507	Shirley730@yahoo.com	yes
Robert Gibson	386-437-5527		
James Weikle	609-433-9398	Chinob353@gmail.com	

Location: Hilton Garden Inn - 55 Town Center Blvd, Palm Coast

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