

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 15, 2022

Department	ENGINEERING & STORMWATER	Amount
Division		Account
Subject	RESOLUTION 2022-XX APPROVING THE SUBMISSION OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) GRANT APPLICATION FOR THE CONSTRUCTION OF PHASE A, PART 3 PROVIDING WATER ACCESS AT WATERFRONT PARK	
Presenter: Carl Cote		
Background : COUNCIL PRIORITY: This item is for standard operations.		
<p>In 2008, the City provided affordable and enjoyable options for cultural, educational, recreation, and leisure-time opportunities with the construction of Waterfront Park. This park serves as connector to other public park attractions. An original Master Plan of Waterfront Park noted a dual designation as a water front amenity / park while recognizing it as a trailhead. The plan highlighted numerous amenities, many of which exist today.</p> <p>Constructed:</p> <ul style="list-style-type: none">• Parking lot• Picnic Pavilions (three along the waterfront)• Playground• Fishing Pier• Restroom facilities• Utilities and other essential infrastructure• Shoreline stabilization along Intracoastal Waterway Trail (FIND Property) and along Waterfront Park <p>Not constructed:</p> <ul style="list-style-type: none">• Boat docking and launching capabilities <p>On April 19, 2005, City Council gave approval to submit a grant application to Florida Inland Navigation District (FIND) for design and permitting funding for a double boat launch facility with access channel to the Intracoastal Waterway, and including associated paved trailer parking, docks, shoreline stabilization, and a fishing pier at Waterfront Park. The City of Palm Coast was awarded the grant with an estimated total cost of \$414,026. On April 25, 2006, City Council entered into the grant agreement (FL-PC-05-12) for the amount \$130,810 match for a total project cost of \$261,620 after the original cost estimate was revisited.</p> <p>On February 19, 2008, City Council gave approval to submit a grant application to FIND for Construction of Phase I with an estimated cost of \$360,000. On November 4, 2008, City Council entered into the grant agreement (FL-PC-08-14) for the amount \$296,750 match for a</p>		

total project cost of \$593,500 after the original cost estimate was revisited.

The City has been seeking multi-year funding for Phase A for the boat dock and launch. FIND allows multi-year approved projects to submit up to 3 requests. The City has identified multi-year components described below and shown on the attached graphic as Phase A, Part 1, Part 2, and Part 3.

- Part 1 – Sitework, Boat Launch & Dock Access
- Part 2 – Dredging & Shoreline Modification
- Part 3 – Coquina Revetment & Floating Dock

In the future, the City intends to submit a new project grant application to construct a parking lot to serve the new water access. The estimated total construction cost for Phase A is \$1,100,000 of which \$533,000 will be requested through FIND as part of their grant program.

On April 7, 2020, City Council gave approval to submit a grant application to further enhance the recreational uses within the park and contiguous waterways, a non-motorized boat access through a floating pier structure, shoreline stabilization and dredging activities are proposed for the park. The improvements are associated with a larger conceptual plan to expand parking and traffic circulation within the site. Ample right-of-way stabilized grass parking along the north side of Waterfront Park Road will support any vehicles with trailers. The project will enhance park users' experiences by highlighting connections to other regional attractions via water-based activities.

On October 20, 2020, City Council entered into a grant agreement (FL-PC-20-31) for \$146,000 for Phase A, Part 1 of the project.

On March 2, 2021, City Council gave the approval to submit a grant application to FIND for Construction of Phase I, Part 2 of the project.

On November 16, 2021, City Council entered into a grant agreement (FL-PC-31-32) for \$211,250.00.

This agenda item is for approval to submit a FIND grant application for the construction of Waterfront Park Phase A, Part 3 of the project.

Recommended Action :

ADOPT RESOLUTION 2022-XX APPROVING THE SUBMISSION OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) GRANT APPLICATION FOR THE CONSTRUCTION OF PHASE A, PART 3 PROVIDING WATER ACCESS AT WATERFRONT PARK

Waterfront Park Palm Coast, Flagler County

FIND GRANT - 2022

Presenting:
Carl Cote, Director of Stormwater & Engineering



Thank you to FIND for your continued support



Annual
Intracoastal
Cleanup Event

2021 will be our
14th event



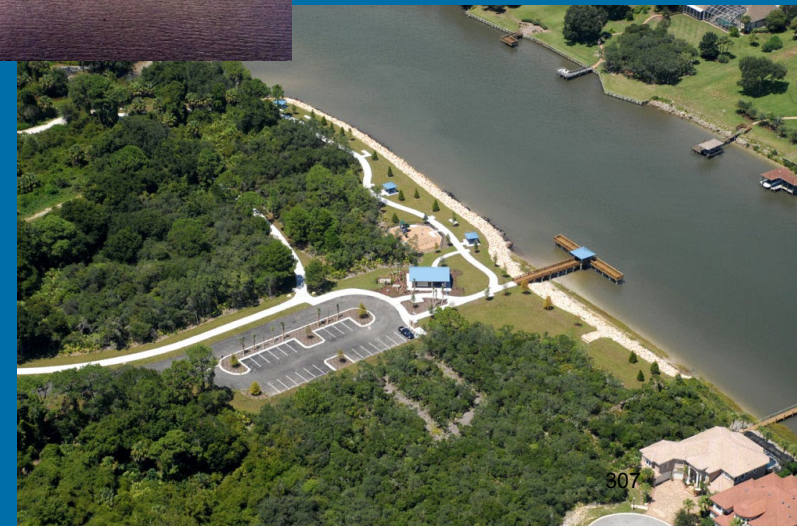
The Intracoastal Trail
Children's Memorial
Garden

Waterfront Park



Long Creek
Nature Preserve
Park

Long Creek
Navigation
Enhancements



Waterfront Park - A crossroads of recreation



Waterfront Park & Intracoastal Waterway Trail 150 Waterfront Park Rd.

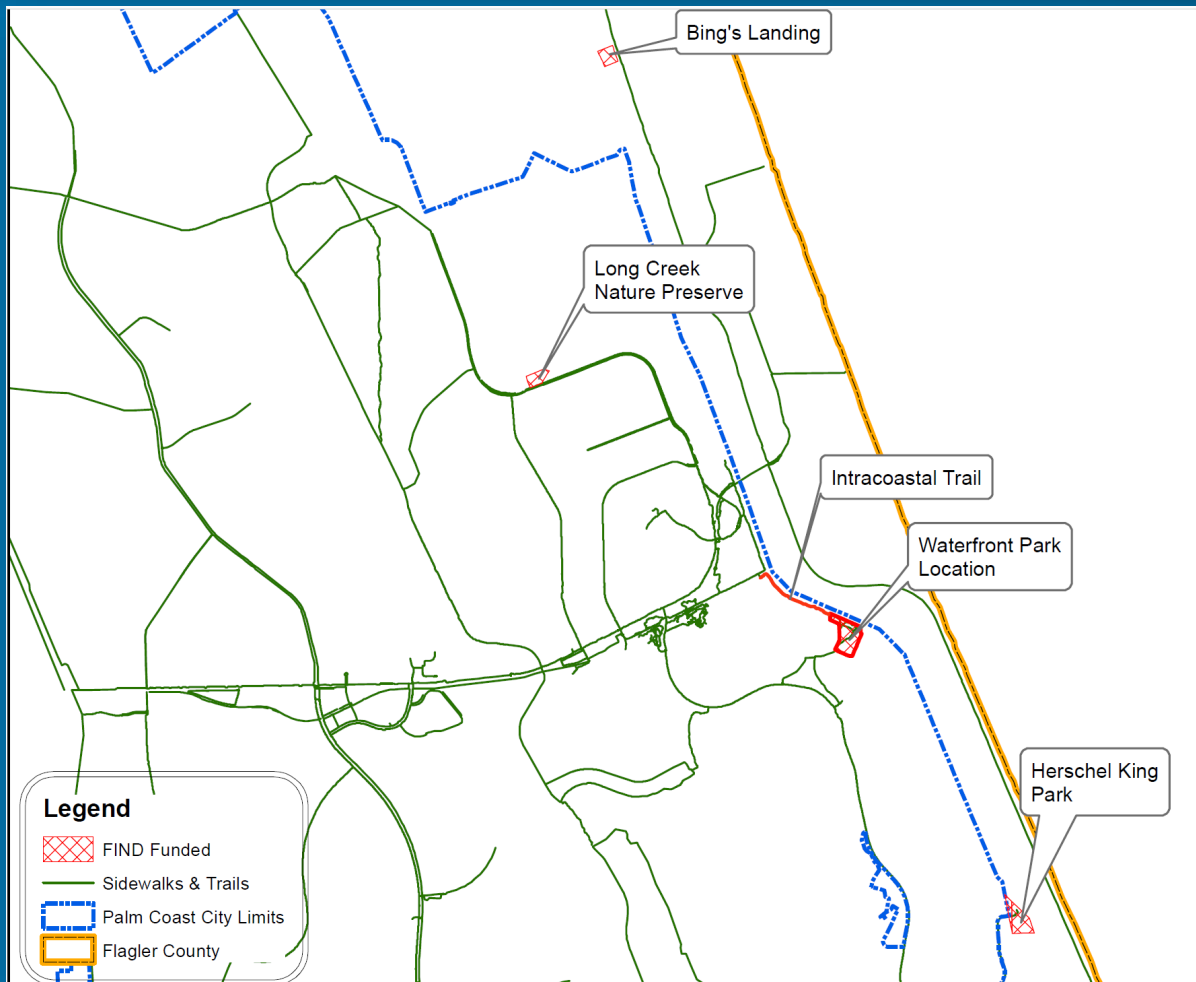


Thank You Florida Inland Navigation District!

The 20-acre park's amenities include family picnic pavilions, playground, fishing pier and trails that provide the linkage to the City's entire system. Visitors will often see manatees and dolphins while strolling along the F.I.N.D. Intracoastal Waterway Trail. F.I.N.D. WAP Grant Support Contribution(s): \$427,560 and 2008-2016 Waterway Cleanup Grant Contribution(s): \$15,000 supporting 4043 Volunteers.



Waterfront Park - A crossroads of recreation



Foxes Cut: 0.25 mile

Herschel King Park: 2.8 miles

Long Creek Nature Preserve: 5 miles

Bings Landing and/or Long Creek Marsh: 5 miles

History of FIND Support



- #FL-PC-05-12 (\$130,810 awarded)
 - Phase I Design
- #FL-PC-08-14 (\$296,750 awarded)
 - Construction
- #FL-PC-20-31 (\$146,000 awarded)
 - Construction, Part 1
- #FL-PC-20-31 (\$211,500 awarded)
 - Construction, Part 2



Waterfront Park Phasing Plan



Phase A: Dredging, site work, concrete pad, shoreline stabilization, dock installation

Grant Requests = \$ 533,000

City Match = \$ 567,000

City CEI / Contingency = \$ 250,000

Total Project Cost = \$1,350,000

Phase B (Future): Expand parking and amenity accessibility

Grant Request = \$250,500

City Match = \$292,500

City CEI / Contingency = \$132,000

Total Project Cost = \$675,000



Waterfront Park Phasing Plan



Phase A: Dredging, site work, concrete pad, shoreline stabilization, dock installation

Grant Requests = \$ 533,000

City Match = \$ 567,000

City CEI / Contingency = \$ 250,000

Total Project Cost = \$1,350,000

Phase B (Future): Expand parking and amenity accessibility

Grant Request = \$250,500

City Match = \$292,500

City CEI / Contingency = \$132,000

Total Project Cost = \$675,000



Phase A Waterfront Park Multi-Year Proposal



Phase A: Dredging, site work, concrete pad, shoreline stabilization, dock installation

Part 1

Grant Issued 2020 = \$146,000

City Match = \$180,000

Part 2

Grant Request 2021 = \$211,250

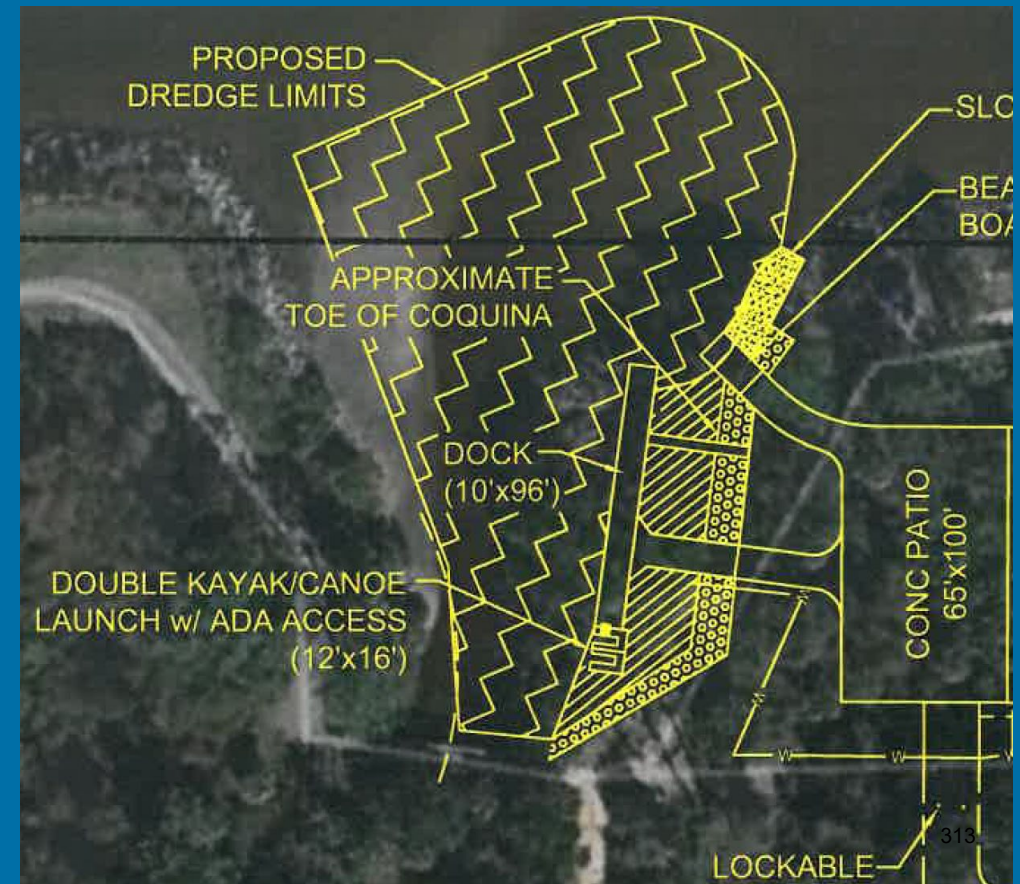
City Match = \$211,250

Part 3

Grant Request 2022 = \$175,750

City Match = \$175,750

Phase A Proposed Improvements



2022 Waterfront Park Phase A Timeline



APPROACH TO USER SAFETY AWARENESS



- Educational Kiosks with safety and operation guidance (i.e. ICWW channel usage, powered vessel right of way, boater safety, manatee awareness, distance to destinations, etc.)
- The City of Palm Coast commits to not pursuing future speed reduction in conjunction with this project.

★ Kiosk locations

Phase A Proposed Improvements



Questions

RESOLUTION 2022-____
FIND APPLICATION
WATERFRONT PARK PHASE A, PART 3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA APPROVING A FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR WATERFRONT PARK PHASE A PART 3; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE SAID GRANT APPLICATION; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Palm Coast wishes to submit a Waterways Assistance Program (WAP) Grant Application to the Florida Inland Navigation District (FIND) for the Waterfront Park Phase A Part 3 providing water access at Waterfront Park; and

WHEREAS, the FIND Assistance Program allows yearly applications for projects within a community to support, enhance or create public access and use of waterways; and

WHEREAS, the remaining undeveloped properties in the City of Palm Coast, and in particular those adjacent to rivers, lakes, and wetlands, are irreplaceable resources that offer exceptional waterfront recreational opportunities for residents and visitors and whose protection provides the City with aesthetic and economic benefits; and

WHEREAS, maintaining the City's special sense of place and quality of life is of paramount importance to residents and visitors and is encouraged by the City of Palm Coast's Comprehensive Plan; and

WHEREAS, growth pressures in the City, Flagler County, and along the east coast of Florida may irreversibly alter the City's community character through the conversion of the remaining undeveloped waterfront lands into residential and commercial development; and

WHEREAS, the City will make application to the FIND WAP in the amount of 50% of the actual cost of the project; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST FLORIDA PALM COAST, FLAGLER COUNTY, FLORIDA WILL PROCEED WITH THE 2022 WAP GRANT APPLICATION PROVIDED BY FIND FOR WATER ACCESS AT WATERFRONT PARK IN THE AMOUNT OF \$175,750.00; FIND WAP GRANT FUNDS TO BECOME AVAILABLE OCTOBER 1, 2022 FOR SUPPORT OF APPROVED PROJECTS:

SECTION 1. WATER ACCESS

1. Per state and federal criteria, the City will secure approvals from St. Johns River Water Management District and U.S. Army Corps of Engineers for the construction of shoreline stabilization, dredging and dock facilities to facilitate public water access to non-motorized vessels and other water-based activities.

SECTION 2. FIND WAP REQUIREMENTS:

1. That the City will accept the terms and conditions set forth in FIND Rule 66b-2 F.A.C. and which will be part of the project agreement for any assistance awarded;
2. that the City is complete accord and will carry out the proposal, plans and specifications unless prior approval for any change has been received from FIND;
3. that the City has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of the City for public use;
4. that the City will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this Resolution and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P.L.88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by handicapped persons as well as other federal, state and local laws, rules and requirements;

Resolution 2022-_____
Page 2 of 3

5. that the City will maintain adequate financial records on the proposed project to substantiate claims for reimbursement;
6. that the City will make available to FIND, if requested, a post-audit of expenses incurred on the project prior to or in conjunction with, requests for the final 10% of the funding agreed by FIND.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force of effect of any section or part of this Resolution.

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

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

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED and approved by the City Council of the City of Palm Coast, Florida on this 1st day of March 2022.

ATTEST:

CITY OF PALM COAST

VIRGINIA A. SMITH, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

NEYSA BORKERT, CITY ATTORNEY



WATERWAYS ASSISTANCE PROGRAM

APPLICATION PACKAGE

Part 2. Attachment E



FY 2022

WATERWAYS ASSISTANCE PROGRAM
APPLICATION PACKAGE
Part 2. Attachment E

The following attachment E-1 through E-8, in addition to the requirements of items 10 through 13 of the application checklist, constitute your formal application.

SUBMIT THE APPLICATION INFORMATION IN
THE ORDER LISTED ON THE CHECKLIST.

Applications must be received by the District by 4:30 p.m. on March 28, 2022.

SUBMIT ENTIRE APPLICATION ONE OF TWO WAYS:



Electronic copy (pdf) via email:
JZimmerman@aicw.org

OR



Completed hardcopy via Mail:
FIND, 1314 Marcinski Rd.,
Jupiter, FL 33477

Application must be received by the deadline, no exceptions.

Attachment E - Applicant Tips Sheet

(Mistakes Common to the application process and how to avoid them)

SCHEDULING

The new application is available by January each year, and District funding is available AFTER October 1st of each year. Applicants should plan their schedule to avoid commonly missed deadlines: Application due – 28th of March; Property control/Technical sufficiency items – 16th of May, Permits – 19th of September. (Staff suggestion: Begin to secure property control and permits PRIOR to applying for funding.)

PROPERTY CONTROL VERIFICATION

Please have your attorney complete and sign the form in the application verifying applicant property control. In the case of leases or management agreements, please forward a copy to the District well in advance of the deadline to verify consistency with our program rules. (Staff suggestion: Resolve this requirement outside the application “window”.)

PROJECT COSTS ELIGIBILITY

Please note the eligible project costs in Rule Section 66B-2.008, F.A.C. If you are not sure about an item’s eligibility, ask! Note: Any ineligible cost, including in-house project management and administration, is also not eligible for an applicant’s match. Make sure you have delineated your required minimum cost-share on the project cost estimate. (Staff suggestion: If you have questions about the eligibility of an item, work up a mock cost-sheet and send it to our office well before the deadline.)

COST-SHARE

Although the applicant must provide a minimum of 50% of the total project costs (25% for eligible public navigation dredging), there is no specific requirement to split each item. (Staff suggestion: You may want to organize project element in a certain manner for easier accounting.)

PRE-AGREEMENT EXPENSES

Rule 66B-2.005(3), F.A.C. requires any activity in the submitted project cost estimate occurring PRIOR to October 1st to be considered as pre-agreement expenses. The Board’s past philosophy has been to fund only those projects that require District funding assistance to be completed. It is best to avoid pre-agreement expenses if possible. Note, that pre-agreement expenses must be limited to 50% or less of the total project costs, and they are eligible for only ½ of the original District funding. (Example: A project with a total cost of \$200,000 is Board-approved for one-half construction PRIOR to October 1st. In this case, District funding will be limited as follows: Only 50% of the \$100,000 project cost prior to October 1st is eligible as project expenses (i.e. \$50,000). Then only ½ of the eligible project expenses (\$50,000) are eligible for District funding assistance (i.e. \$25,000).

SUBMITTED MATERIALS & JUNE PRESENTATION

The Board must review and evaluate every application and each year we receive about 90 applications for consideration. The final product for the Commissioner’s review is two 8-1/2” x 11” spiral-bound notebooks containing the essential information for the application. NOTE: make sure your final submitted material is the same material you will be presenting to the Board at our June meeting. This will avoid confusion and strengthen your presentation. (Staff suggestion: Limit the submitted materials to the requested information, in the required format and make sure it is consistent with your June presentation. Do not submit additional material at the June presentation!)

ELECTRONIC SUBMISSIONS

Grant applications are being accepted by email or hardcopy. Grant applications may be submitted via email as a pdf attachment (permits attached separately). Make sure to label your pdf attachment with the applicant and project title. You will receive a confirmation email letting you know your application has been received. Email your completed application to JZimmerman@aicw.org Or you may send hardcopy applications to FIND, 1314 Marcinski Rd, Jupiter, FL 33477.

Applications must be received by the District by 4:30 p.m. on March 28, 2022.

ATTACHMENT E-1

APPLICATION CHECKLIST

WATERWAY ASSISTANCE PROGRAM FY 2022

Project Title:	Waterfront Park
Applicant:	City of Palm Coast

This checklist and the other items listed below in items 1 through 13 constitute your application. The required information shall be submitted in the order listed.

An electronic copy may be emailed to JZimmerman@aicw.org. Application must be received by the deadline, no exceptions.

All information will be printed on 8 ½"x11" paper to be included in agenda books bound by staff.

	<u>YES</u>	<u>NO</u>
1. District Commissioner Review (prior to March 4th) (NOTE: <u>For District Commissioner initials ONLY!</u> (District Commissioner must initial the yes line on this checklist for the application to be deemed complete)	_____	_____
2. Application Checklist – E-1 (Form No. 90-26, 2 pages) (Form must be signed and dated)	<input checked="" type="radio"/>	<input type="radio"/>
3. Applicant Info/Project Summary – E-2 (Form No. 90-22, 1 page) (Form must be completed and signed)	<input checked="" type="radio"/>	<input type="radio"/>
4. Project Information – E-3 (Form No. 90-22a, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
5. Application and Evaluation Worksheet – E-4(+) (Form No.91-25) (One proper sub-attachment included, 7 pages) Must answer questions 1-10. No signatures required	<input checked="" type="radio"/>	<input type="radio"/>
6. Project Cost Estimate – E-5 (Form No. 90-25, 1 page) (Must be on District form)	<input checked="" type="radio"/>	<input type="radio"/>
7. Project Timeline – E-6 (Form No. 96-10, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
8. Official Resolution Form – E-7 (Form No. 90-21, 2 pages) (Resolution must be in District format and include items 1-6)	<input checked="" type="radio"/>	<input type="radio"/>

ATTACHMENT E-1 (Continued)

APPLICATION CHECKLIST

WATERWAY ASSISTANCE PROGRAM FY 2022

	<u>YES</u>	<u>NO</u>
9. Attorney's Certification (Land Ownership) – E-8 (Must be on or follow format of Form No. 94-26, Legal descriptions NOT accepted in lieu of form)	<input checked="" type="radio"/>	<input type="radio"/>
10. County/City Location Map	<input checked="" type="radio"/>	<input type="radio"/>
11. Project Boundary Map	<input checked="" type="radio"/>	<input type="radio"/>
12. Clear & Detailed Site Development Plan Map	<input checked="" type="radio"/>	<input type="radio"/>
13. Copies of all Required Permits: ACOE, DEP, WMD (Required of development projects only)	<input checked="" type="radio"/>	<input type="radio"/>

The undersigned, as applicant, acknowledges that Items 1 through 12 above constitutes a complete application and that this information is due in the District office no later than 4:30 PM, March 28, 2022 By May 16, 2022 my application must be deemed complete (except for permits) or it will be removed from any further consideration by the District. I also acknowledge that the information in Item 13 is due to the District no later than September 19, 2022. If the information in Item 13 is not submitted to the District office by September 19, 2022, I am aware that my application will be removed from any further funding consideration by the District.

LIAISON: Carl Cote TITLE: Director of Stormwater & Engineering

02-11-2022

**** SIGNATURE - PROJECT LIAISON ****

DATE

FIND OFFICE USE ONLY

Date Received:	_____
Local FIND Commissioner Review:	_____
All Required Supporting Documents:	_____
Applicant Eligibility:	_____
Project Eligibility:	_____ Available Score: _____
Compliance with Rule 66B-2 F.A.C.:	_____
Eligibility of Project Cost:	_____

ATTACHMENT E-2**APPLICANT INFORMATION & PROJECT SUMMARY**

WATERWAY ASSISTANCE PROGRAM FY 2022

APPLICANT INFORMATION			
Applicant: City of Palm Coast			
Department: Stormwater & Engineering Department			
Project Title: Waterfront Park			
Project Director: Carl Cote		Title:	Director of Stormwater & Engineering
Project Liaison: <i>(if different from Director)</i>		Title:	
Mailing Address:	160 Lake Avenue		
City: Palm Coast		Zip Code:	32164
Email Address: ccote@palmcoastgov.com		Phone #:	386-986-3748
Project Address:	150 Waterfront Park Road, Palm Coast, FL 32137		

***** I hereby certify that the information provided in this application is true and accurate. *****SIGNATURE: _____ DATE: 02/11/2022**PROJECT NARRATIVE** (Please summarize the project in space provided below in 2 paragraphs or less.)

The project location is within the existing Waterfront Park facility along the south/west side of the Intracoastal Waterway. The City of Palm Coast has received WAP grant funding for the park in 2006 and 2008 for design and construction activities. This grant application is seeking supporting funding for improvements that include the construction of a non-motorized vessel launch, restricted emergency boat launch; kayak beach launch, pre-launch staging area, extending shoreline stabilization and dredging to facilitate safe water access to the public. The City intends to seek funding as allowed in 3 parts. Part 1 was awarded in 2020 and in 2021 Part 2 was awarded as part of a multi-year project pursuant to Rule 66B-2.005(4) and this application this year is seeking funding for Part 3. The City intends to begin construction this summer and seek reimbursement for Part 3 for pre-award expenses.

ATTACHMENT E-3

PROJECT INFORMATION

WATERWAY ASSISTANCE PROGRAM FY 2022

Applicant: City of Palm Coast	Project Title: Waterfront Park	
Total Project Cost: \$ 351,500.00	FIND Funding Requested: \$ 175,750.00	% of Total Cost: 50%
Amount of Applicant's Matching Funds:	The costs listed above is for work associated with Part 3. The City has \$1,350,000 included in the approved FY22 budget for this project to cover construction administration, construction costs and a project contingency.	
Source of Applicant's Matching Funds:	Recreation Impact Fee Funds and Capital Project Funds.	

1. Ownership of Project Site (check one): Own: ☒ Leased: ☐ Other: ☐

2. If leased or other, please describe lease or terms and conditions:

N/A

3. Has the District previously provided assistance funding to this project or site? Yes ☒ No: ☐

4. If yes, please list:

#FL:-PC-31-32 (211,500 awarded): "Part 2 Construction" In 2021, the City was awarded "Waterfront Park Part 2 approved as part of a multi-year project associated with providing water access.

#FL-PC-20-31 (\$146,000 awarded): "Part 1 Construction" In 2020, the City was awarded "Waterfront +

5. What is the current level of public access in terms of the number of boat ramps, boat slips and trailer parking spaces, linear feet of boardwalk (etc.)? (as applicable):

The park does not have a boat ramp and boat slips; however, public parking for passenger vehicles is available. Overflow parking along the northside of Waterfront Park Road currently supports bus parking, limited trailer parking and event parking.

6. How many additional ramps, slips, parking spaces or other access features will be added by this project?

One ramp is proposed to facilitate beach access and as an emergency boat launch and a 10'x24'+/- floating dock as well as 2 kayak and paddle slip dock extension with ADA Transfer for one slip.

7. Are fees charged for the use of this project? No ☒ Yes ☐ **

****If yes, please attach additional documentation of fees and how they compare with fees from similar public & private facilities in the area.**

Please list all Environmental Resource Permits required for this project:

AGENCY	Yes / No / N/A	Date Applied For	Date Received
WMD	Yes	April 2020, Mod April 2021	9/15/2020 & 9/8/2021
DEP	No	N/A	
ACOE	Yes	April 2021	3/22/2021

ATTACHMENT E-4
EVALUATION WORKSHEET

WATERWAY ASSISTANCE PROGRAM FY 2022

DIRECTIONS:

All applicants will complete questions 1 through 6, and then based on the type of project, complete one and only one subsection (E-4A, B, C, D or E) for questions 7-10.

*****Please keep your answers brief and do not change the pagination of Attachment E-4*****

All other sub-attachments that are not applicable to an applicant's project should not be included in the submitted application.

Project Title:	Waterfront Park
Applicant:	City of Palm Coast

1) PRIORITY LIST:

- a) Denote the priority list category of this project from Attachment C in the application.**
(The application may only be of **one** type based upon the predominant cost of the project elements.)

7. Acquisition, dredging, shoreline stabilization and development of public boat docking and mooring facilities.

- b) Explain how the project fits this priority category.**

The project improvements will include dredging within a man-made channel connected to the Intracoastal Waterway, construction of a launch, dock installation and the extension of existing shoreline stabilization previously funded partially by FIND WAP grant(s).

(For reviewer only)

Max. Available Score for application _____

Question 1. Range of Score (1 to _____ points)

2) WATERWAY RELATIONSHIP:

- a) Explain how the project relates to the ICW and the mission of the Navigation District.**

The park is located directly adjacent to the Intracoastal Waterway. One of the Navigation District's commitments is to assist in providing public access; the park is actively used by local users and tourists.

- b) What public access or navigational benefit to the ICW or adjoining waterway will result from this project?**

Waterfront park currently facilitates public access to a fishing pier and serves as an extremely popular trail hub that provides connections to a multi-use path extending along the west side of the Intracoastal Waterway to other popular destinations. The proposed improvements will expand the user experience and capacity of the park by adding direct and safe waterway access. See Figure 2 City Location for trail connections to the project.

(For reviewer only)

(1-6 points)

3) PUBLIC USAGE & BENEFITS:

- a) Describe how the project increases/improves boater/public access. Estimate the amount of total public use.**

The citizens of Palm Coast, tourists and other local users have enjoyed the facility's amenities upon opening in 2008. Site accessed from Road and trail connections from the north and west. The population of Palm Coast estimated at approximately 86,000 residents are served by this facility. Daily use is estimated at 75-125 persons. The proposed improvements will definitely elevate the attraction and increase use.

- b) Discuss the regional and local public benefits provided by the project. Can residents from other counties of the District reasonably access and use the project? Explain.**

The park is located on the west bank of the Intracoastal Waterway at a midway point between Bing's landing and Hershel King Park, a ten mile stretch of waterway. With the addition of the launch, access to these destinations will be much more feasible for non-motorized vessel users. See Figure 3 FIND Funded. Hershel King Park, 2.8 miles; Bings Landing, Long Creek tidal marsh & Nature Preserve, 5 miles; Foxes Cut: 0.25 mile

- c) Has the local Sponsor implemented or plans to implement any boating access, speed zone, commercial access or other restrictive use of this site?**

The park's dedicated use is for public enjoyment. For-profit commercial activities and access are restricted.

(For reviewer only)

(1-8 points)

4) TIMELINESS:

- a) **Describe current status of the project and present a reasonable and effective timeline for the completion of the project consistent with Attachment E-6.**

The project will consist of multi-phases. The first phase (3 Parts) will be focused on the introduction of a boat launch, shoreline stabilization, and dredging and dock installation. The second phase will provide a storage building, additional parking and stormwater treatment. Construction for first phase: Summer 2021 - Winter 2023.

- b) **Briefly explain any unique aspects of this project that could influence the timeline.**

None are anticipated at this time.

(For reviewer only)
(1-3 points)

5) COSTS & EFFICIENCY:

- a) **List funding sources and the status and amount of the corresponding funding that will be utilized to complete this project including any cash match or matching grant funds.**

The City has this project funding for construction in the current FY22 adopted budget. FIND Grant, \$533,000; Park Impact Fee, \$392,761; Capital Funds, \$174,239.

- b) **Identify and describe any project costs that may be increased because of the materials utilized or specific site conditions.**

Proper stabilization and dredging techniques could change from the cost estimate. As a City and FIND funded project, the City will strive to reduce costs while ensuring environmentally and fiscally responsible outcomes.

- c) **Are there any fees associated with the use of this facility? If so, please list or attach fee sheet.**

There are no anticipated fees associated with the Public Park and pier usage.

- d) **If there are any fees, please explain where these fees go and what they are used for. In addition, please provide a listing of the fees charged by similar facilities, public and private, in the project area.**

N/A

(For reviewer only)
(1-6 points)

6) PROJECT VIABILITY:

- a) Why is the project necessary and what need will it fill? Why are existing facilities insufficient to meet demand?**

Waterfront Park and Long Creek Nature Preserve are the only two water-based parks within the City of Palm Coast's City limits to meet the needs of the over 86,000 Palm Coast residents. Waterfront Park delivers amenities and easy public access to the Intracoastal Waterway. The addition of the launch into the connecting channel will expand water access and enjoyment of the waterway.

- b) Clearly demonstrate how the project will continue to be maintained and funded after funding is completed.**

As a City of Palm Coast Park, it falls under the Parks & Recreation Department of city government. The park and amenities is currently supported and will continue to be supported by City staff through routine maintenance as is the City's commitment to all parks.

- c) Is this project referenced or incorporated in an existing maritime management, public assess or comp plan?**

The project is referenced in the City of Palm Coast Comprehensive Plan Chapter 4 Pubic Recreation and Open Space Element. Staff is not aware of a maritime management plan being established for Flagler County.

*(For reviewer only)
(1-7 points)*

SUB-TOTAL _____

FIND FORM NO. 91-25

Rule 66B-2.005 (Effective Date: 3-21-01, Revised 4-24-06, 1-27-14)

ATTACHMENT E-4A
EVALUATION WORKSHEET
DEVELOPMENT & CONSTRUCTION PROJECTS

WATERWAY ASSISTANCE PROGRAM FY 2022

THIS ATTACHMENT IS TO BE COMPLETED IF YOUR PROJECT IS A DEVELOPMENT OR CONSTRUCTION PROJECT BUT **IS NOT** AN INLET MANAGEMENT OR BEACH RENOURISHMENT PROJECT.

7) PERMITTING:

- a) Have all required environmental permits been applied for? (USACE, DEP and WMD)
If permits are NOT required, explain why not.**

St. Johns River Water Management District (SJRWMD): Issued 9/15/20 ; a permit modification was issued 9/8/21; U.S. Army Corps of Engineers (USACE): No – A NPR was issued 9/16/20 for Part 1 and permit issued on 3/22/2021 for Part 2 & 3; N/A, No direct impacts to gopher tortoise and other protected flora and fauna are not anticipated in Phase 1.

- b) If the project is a Phase I project, please provide a general cost estimate for the future Phase II work.**

A Phase 2 to expand parking to support the creation of waterway access provided for in Phase 1 is planned in the city's current 5-Year CIP with an anticipated cost of \$543,000 with the city seeking \$250,500 in grant funding from FIND.

- c) Detail any significant impediments that may have been identified that would potentially delay the timely issuance of the required permits.**

None identified at this time. Permits have been issued and modification to SJRWMD to modify material of patio area from grass to concrete is underway. Delays in permit review and issuance are not anticipated. Being within an improved park with activities within man-made features, environmental impacts will be minimized.

(For reviewer only)
(1-4 points)

8) PROJECT DESIGN:

a) Has the design work been completed?

If this is a Phase I project, has a preliminary design been developed?

There is a complete Master Plan with a Phasing Plan: Phase 1 - Water access, shoreline stabilization, dredging, boat staging area, water service for boat rinse down and dock cleaning, and dock installation. The first phase design is complete. Future Phases - additional parking, storage facility and stormwater treatment.

b) Are there unique beneficial aspects to the proposed design that enhance public usage or access, minimize environmental impacts, improve water quality or reduce costs?

The addition of the launch will add public water-based access along the Intracoastal Waterway while incorporating shoreline stabilization enhancements. The stabilization will extend the existing coquina revetment into the man-made canal to the west and eliminate the potential of erosion in this area. Also, coquina or similar material

(For reviewer only)

(1-2 points)

9) CONSTRUCTION TECHNIQUES:

a) Briefly explain the construction techniques and materials to be utilized for this project. Identify any unique construction materials that may significantly alter the project costs. If a Phase I, elaborate on potential techniques.

Site work will include clearing, grubbing, excavation, grading and stormwater management. This project will be constructed to minimize environmental impacts while protecting the shoreline, and improving the environmental quality of the site with native plantings and appropriate stormwater management. The shoreline stabilization is proposed to be coquina to match existing that was constructed during the original development of the park and adjacent FIND property. Construction materials such as coquina in lieu of vinyl sheet piles is expected to be a less expensive option. The location of the water access is situated to reduce impacts to existing shoreline stabilization to help minimize construction costs. The proposed dock system is entirely supported from shore and does not require any pilings to be placed in the water.

b) What is the design life of the proposed materials compared to other available materials?

The shoreline protection will be coquina with an expected life of over 50 years; the floating dock will be welded high density polyethylene (HDPE) sheet plastic, expanded polystyrene (EPS) foam, marine grade aluminum, stainless steel and PVC with an expected life of over 20 years; and concrete with an expected life of over 50 years.

(For reviewer only)

(1-3 points)

10) ENVIRONMENTAL COMPONENTS:

a) How has the facility where the project is located demonstrated commitment to environmental compliance, sustainability, and stewardship?

The shoreline stabilization will extend the existing coquina revetment into the man-made canal to the west and eliminate the potential of erosion in this area. Also, coquina or similar material has been chosen for the area due to the material supporting a “living shoreline” element. This approach will continue the protection of the shoreline from the existing stabilization along Waterfront Park and the Intracoastal Trail. Pictures of existing conditions are provided within Figure 4. Over time trees have been undermined and have fallen into the waterway.

b) What considerations, if any, have been made for sea level rise impacts in the design and life span of this project?

According to USACE, estimated sea level rise is 0.2 meter (8 inches) to 2.0 meters (6.6 feet) by 2100. Planning for Sea Level Rise in the Matanzas Basin study conducted by GTMNERR and EF estimates rise of 1.5 feet to 5 feet by 2100 for Northeast Florida. Staff utilized the NOAA Sea Level Rise Viewer (<https://coast.noaa.gov/slr#>) that provides scenarios on a local level. With a 5-foot rise applied, the project site inland area is not inundated. The proposed floating dock structure can be moved and anchored as conditions change.

(For reviewer only)
(1-3 points)

RATING POINT TOTAL _____

Note:

The total maximum score possible is dependent upon the project priority category but cannot exceed 50 points unless the project qualifies as an emergency-related project. The minimum score possible is 10 points. A score of 35 points or more is required to be considered for funding.

ATTACHMENT E-5

PROJECT COST ESTIMATE

WATERWAY ASSISTANCE PROGRAM FY 2022

(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)

Project Title:	Waterfront Park
Applicant:	City of Palm Coast

Project Elements <i>(Please list the MAJOR project elements and provide general costs for each one. For Phase I Projects, please list the major elements and products expected)</i>	Total Estimated Cost	Applicant's Cost (To the nearest \$50)	FIND Cost (To the nearest \$50)
1a. General Conditions	12,500.00	6,250.00	6,250.00
1b. Mobilization	6,500.00	3,250.00	3,250.00
2a. Erosion Control	2,500.00	1,250.00	1,250.00
2b. Stormwater	74,000.00	37,000.00	37,000.00
4a. Shoreline Stabilization	156,000.00	78,000.00	78,000.00
5a. Floating Dock	100,000.00	50,000.00	50,000.00

**TOTALS =	\$ 351,500.00	\$ 175,750.00	\$ 175,750.00
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ATTACHMENT E-6
PROJECT TIMELINE

WATERWAY ASSISTANCE PROGRAM FY 2022

Project Title:	Waterfront Park
Applicant:	City of Palm Coast

The applicant is to present a detailed timeline on the accomplishment of the components of the proposed project including, as applicable, completion dates for: permitting, design, bidding, applicant approvals, initiation of construction and completion of construction.

NOTE: All funded activities must begin AFTER October 1st
(or be consistent with Rule 66B-2.005(3) - Pre-agreement expenses)

Date	Component
September, 2021	Permitting Completion
November, 2021	Design Completion
March 2022 - April 2022	Construction Bidding
May 2022	Award / Contract Execution
June 2022	Begin Construction
June - August 2022	Dredging
July - September 2022	Shoreline Stabilization
July - December 2022	Site Improvements

RESOLUTION 2022-____
FIND APPLICATION
WATERFRONT PARK PHASE A, PART 3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA APPROVING A FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR WATERFRONT PARK PHASE A PART 3; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE SAID GRANT APPLICATION; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Palm Coast wishes to submit a Waterways Assistance Program (WAP) Grant Application to the Florida Inland Navigation District (FIND) for the Waterfront Park Phase A Part 3 providing water access at Waterfront Park; and

WHEREAS, the FIND Assistance Program allows yearly applications for projects within a community to support, enhance or create public access and use of waterways; and

WHEREAS, the remaining undeveloped properties in the City of Palm Coast, and in particular those adjacent to rivers, lakes, and wetlands, are irreplaceable resources that offer exceptional waterfront recreational opportunities for residents and visitors and whose protection provides the City with aesthetic and economic benefits; and

WHEREAS, maintaining the City's special sense of place and quality of life is of paramount importance to residents and visitors and is encouraged by the City of Palm Coast's Comprehensive Plan; and

WHEREAS, growth pressures in the City, Flagler County, and along the east coast of Florida may irreversibly alter the City's community character through the conversion of the remaining undeveloped waterfront lands into residential and commercial development; and

WHEREAS, the City will make application to the FIND WAP in the amount of 50% of the actual cost of the project; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST FLORIDA PALM COAST, FLAGLER COUNTY, FLORIDA WILL PROCEED WITH THE 2022 WAP GRANT APPLICATION PROVIDED BY FIND FOR WATER ACCESS AT WATERFRONT PARK IN THE AMOUNT OF \$175,750.00; FIND WAP GRANT FUNDS TO BECOME AVAILABLE OCTOBER 1, 2022 FOR SUPPORT OF APPROVED PROJECTS:

SECTION 1. WATER ACCESS

1. Per state and federal criteria, the City will secure approvals from St. Johns River Water Management District and U.S. Army Corps of Engineers for the construction of shoreline stabilization, dredging and dock facilities to facilitate public water access to non-motorized vessels and other water-based activities.

SECTION 2. FIND WAP REQUIREMENTS:

1. That the City will accept the terms and conditions set forth in FIND Rule 66b-2 F.A.C. and which will be part of the project agreement for any assistance awarded;
2. that the City is complete accord and will carry out the proposal, plans and specifications unless prior approval for any change has been received from FIND;
3. that the City has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of the City for public use;
4. that the City will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this Resolution and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P.L.88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by handicapped persons as well as other federal, state and local laws, rules and requirements;

5. that the City will maintain adequate financial records on the proposed project to substantiate claims for reimbursement;
6. that the City will make available to FIND, if requested, a post-audit of expenses incurred on the project prior to or in conjunction with, requests for the final 10% of the funding agreed by FIND.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force of effect of any section or part of this Resolution.

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

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

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED and approved by the City Council of the City of Palm Coast, Florida on this 15th day of March 2022.

ATTEST:

CITY OF PALM COAST

VIRGINIA A. SMITH, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

NEYSA BORKERT, CITY ATTORNEY

ATTACHMENT E-8

ATTORNEYS CERTIFICATION OF TITLE 2020

(See Rule 66B-2.006(4) & 2.008(2) FAC)

TO WHOM IT MAY CONCERN:

I, William E. Reischmann, Jr., Esquire, am the Attorney for the City of Palm Coast, Florida. I hereby state that I have examined a copy of the deed from the Board of County Commissioners of Flagler County, Florida to the City of Palm Coast, dated December 17, 2002 conveying fee simple title in the following described property:

(Brief Legal Description of Property)

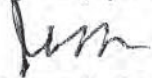
SEE EXHIBIT "A"

I have also examined a document showing that this property is listed on the tax rolls as belonging to the City of Palm Coast. Finally, I have also examined such documents and records as necessary for this certification.

This property is what is called "Waterfront Park".

I certify that the City of Palm Coast has, in fact, owned this property for eighteen (18) years.

Very truly yours,



William E. Reischmann, Jr., City Attorney
City of Palm Coast, Florida

This instrument was prepared by
(and after recording return to):

Carl E. Kern
Flagler County Attorney
1200 East Moody Blvd., #11
Bunnell, FL 32110

PARCEL ID NO: 09-11-31-0000-00010-0011
(North Park - River Club)

Inst No: 2002046309 Date: 12/18/2002
Doc Stamp-Deed : 0.00
GAIL WADSWORTH, FLAGLER Co. Time: 11:13
Book: 872 Page: 959 Total Pgs: 7

OFF REC 0872 PAGE 0959

**CORRECTIVE
COUNTY DEED**
(Pursuant to F.S. § 125.411)

THIS CORRECTIVE DEED, made this 17 day of DECEMBER, 2002, by the BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, a political subdivision of the State of Florida, party of the first part, and the CITY OF PALM COAST, a municipal corporation under the laws of the State of Florida, with mailing address at P.O. Box 354610, Palm Coast, Florida 32135-4610, party of the second part. This Corrective Deed is made for the purpose of amending the legal description of lands previously conveyed. This Corrective Deed adds approximately ten (10) acres of land which are located immediately adjacent to and south of the prior conveyed property, which prior conveyance was recorded in O.R. Book 0820, Page 0029 of the Public Records of Flagler County, Florida.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold all the right, title and interest of the party of the first part, to the party of the second part, its successors and assigns forever, the following described land lying and being in Flagler County, Florida:

SEE EXHIBIT "A-1" to "A-6" ATTACHED HERETO.

Subject to restrictions in Special Warranty Deed recorded in O.R. Book 455, Page 778, Quit Claim Deed and Release recorded in O.R. Book 640, Page 906, and Quit Claim Deed and Release recorded in O.R. Book 640, page 910, Public Records of Flagler County, Florida. However, this reference shall not act to reimpose said restrictions.

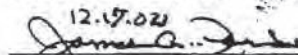
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

ATTEST:



Gail Wadsworth, Clerk and
Ex Officio Clerk to the Board

**FLAGLER COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS**

12.17.02

James A. Darby, Chairman

APPROVED AS TO FORM


COUNTY ATTORNEY

NORTH PARK

OFF REC 0820 PAGE 0030

OFF 0455 PAGE 0779

PARCEL 1

LEGAL DESCRIPTION

A parcel of land lying in Government Sections 9, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

As a Point Of Reference being the Southeast corner of said Government Section 9, thence North 00°38'21" West along the Easterly line of said Government Section 9, a distance of 754.66 feet, thence departing said Easterly line of Section 9, North 66°48'54" West a distance of 7720 feet to the Easterly line of a 330 foot wide easement to Florida Power and Light Company, as recorded in the Official Records Book 44, Page 517 of the Public Records of Flagler County, Florida; thence South 24°52'09" West along said easement a distance of 304.10 feet, thence South 89°29'38" West a distance of 363.24 feet to a point on the Westerly line of said easement, thence departing said easement North 00°38'21" West a distance of 499.38 feet to the POINT OF BEGINNING of this description and the Mean High Water Line of a contributory canal to the Intracoastal Waterway, thence departing said Mean High Water Line and continuing North 00°38'21" West a distance of 14.02 feet, thence North 66°48'54" West a distance of 355.37 feet, thence North 00°40'33" West a distance of 206.62 feet to the Southerly right of way of the Intracoastal Waterway, being 500 feet wide as recorded in Deed Book 18, Page 519 and Deed Book 19, Pages 177 and 435 of the Official Public Records of Flagler County, Florida; thence continuing North 00°40'33" West a distance of 2.14 feet to the Mean High Water Line of said Intracoastal Waterway, thence along said Mean High Water Line the following courses: South 68°39'48" East a distance of 5.26 feet, thence South 71°36'10" East a distance of 138.90 feet, thence South 73°16'24" East a distance of 112.57 feet, thence South 21°34'27" East a distance of 37.04 feet, thence South 63°53'04" East a distance of 13.54 feet to a point of intersection of said Mean High Water Line and said right of way, thence continuing South 63°53'04" East a distance of 23.42 feet, thence North 76°27'00" East a distance of 29.41 feet, thence South 75°05'18" East a distance of 43.78 feet, thence South 41°11'52" East a distance of 36.79 feet, thence South 00°02'45" East a distance of 7.27 feet to a point of intersection of said Mean High Water Line and of said right of way, thence continuing South 00°02'45" East a distance of 32.61 feet, thence South 15°37'42" East a distance of 56.98 feet, thence South 03°04'41" West a distance of 59.64 feet, thence South 39°02'18" West a distance of 46.46 feet, thence South 18°22'47" West a distance of 40.20 feet, thence South 33°50'41" West a distance of 52.54 feet to the POINT OF BEGINNING.

Parcel containing 2.4849 Acres more or less.

Subject to Spoil Deposit Easements to the United States of America, recorded as MSA 3049A and MSA 3050A.

Subject to a 50 foot wide road right-of-way recorded in Deed Book 23, Page 598 of the Official Public Records of Flagler County,

EXHIBIT A-1

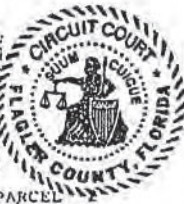
NORTH PARK

OFF 0455 PAGE 0780

NO. 9/012074
FILED & RECORDED
D.R. BOOK 455 PAGE 778-780

9/14/14 P2:45

CLERK OF CIRCUIT COURT
FLAGLER COUNTY, FLA.



LEGAL DESCRIPTION

A parcel of land lying in Government Section 9, and 10, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

As a Point Of Reference being the Southeast corner of said Government Section 9, thence North 00°38'21" West along the Easterly line of said Government Section 9, a distance of 794.55 feet to the POINT OF BEGINNING of this description, thence departing said Easterly line of Section 9, North 66°48'54" West a distance of 277.01 feet to the Easterly line of a 330 foot wide easement to Florida Power and Light Company, as recorded in Official Records Book 44, Page 517 of the Public Records of Flagler County, Florida; thence South 24°52'09" West along said easement a distance of 351.40 feet, thence South 89°29'38" West a distance of 365.24 feet to a point on the Westerly line of said easement, thence departing said easement North 00°38'21" West a distance of 448.74 feet to a point on the Mean High Water Line of a contributory canal to the Intracoastal Waterway, thence along said Mean High Water Line the following courses: North 45°17'48" East a distance of 14.13 feet, thence North 28°32'43" East a distance of 47.63 feet, thence North 32°09'16" East a distance of 155.59 feet, thence North 56°37'21" East a distance of 45.43 feet, thence North 63°29'20" East a distance of 103.76 feet to a point of intersection of the Mean High Water Line and the Southerly right of way of the Intracoastal Waterway, being 500 foot wide, as recorded in Deed Book 18, Page 519 and Deed Book 19, Pages 377 and 435 of the Official Public Records of Flagler County, Florida; thence continuing North 63°29'20" East along said Mean High Water Line a distance of 15.17 feet, thence South 78°10'39" East a distance of 114.50 feet, thence South 58°28'32" East a distance of 122.39 feet, thence South 75°29'03" East a distance of 51.42 feet, thence South 54°20'59" East a distance of 26.88 feet, thence South 70°06'27" East a distance of 66.63 feet, thence South 19°17'10" East a distance of 30.03 feet to the said right of way of the Intracoastal Waterway, thence along said right of way South 66°48'54" East a distance of 22.21 feet, thence departing said right of way South 38°52'36" East a distance of 42.28 feet, thence South 71°25'16" East a distance of 107.92 feet to a point of intersection of said Mean High Water Line and the Easterly Line of Government Section 9, thence continuing South 71°25'16" East a distance of 104.58 feet, thence North 83°20'06" East a distance of 5.51 feet to the said right of way to the Intracoastal Waterway, thence along said right of way South 66°48'54" East a distance of 20.73 feet, thence departing said right of way South 32°56'21" East a distance of 3.91 feet, thence departing said Mean High Water Line South 23°11'06" West a distance of 240.57 feet, thence North 66°48'54" West a distance of 302.29 feet to the POINT OF BEGINNING.

Parcel containing 70776 acres more or less.

Subject to Spoil Deposit Easements to the United States of America, recorded as MSA 3049A and MSA 3050A.

Subject to a 50 foot wide road right-of-way recorded in Deed Book 21, Page 598 of the Official Public Records of Flagler County, Florida.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida.

EXHIBIT A-2

LEGAL DESCRIPTION - NEW RIGHT-OF-WAY FOR NORTH PARK ROAD

FROM A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF GOVERNMENT SECTION 9, TOWNSHIP 11 SOUTH, RANGE 31 EAST, THENCE SOUTH 88°51'06" WEST A DISTANCE OF 930.96 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH 30°57'08" WEST A DISTANCE OF 35.56 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE SOUTHWESTERLY A DISTANCE OF 135.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°47'07", A RADIUS OF 290.00 FEET, A CHORD BEARING OF SOUTH 17°33'34" WEST AND A CHORD DISTANCE OF 134.34 FEET TO A POINT OF TANGENCY, THENCE SOUTH 04°10'00" WEST A DISTANCE OF 40.75 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE SOUTHERLY A DISTANCE OF 125.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°42'37", A RADIUS OF 430.00 FEET, A CHORD BEARING OF SOUTH 12°31'18" WEST AND A CHORD DISTANCE OF 124.97 FEET TO A POINT OF TANGENCY, THENCE SOUTH 20°52'37" WEST A DISTANCE OF 24.16 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE SOUTHERLY A DISTANCE OF 36.90 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°39'21", A RADIUS OF 52.00 FEET, A CHORD BEARING OF SOUTH 00°32'57" WEST AND A CHORD DISTANCE OF 36.13 FEET TO A POINT OF TANGENCY, THENCE SOUTH 19°46'43" EAST A DISTANCE OF 88.68 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, THENCE SOUTHERLY A DISTANCE OF 27.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°53'15", A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 22°43'21" EAST AND A CHORD DISTANCE OF 27.73 FEET TO A POINT OF TANGENCY, THENCE SOUTH 25°39'58" EAST A DISTANCE OF 429.21 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY A DISTANCE OF 64.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°33'51", A RADIUS OF 1030.00 FEET, A CHORD BEARING OF SOUTH 23°53'02" EAST AND A CHORD DISTANCE OF 64.06 FEET TO A POINT OF TANGENCY, THENCE SOUTH 22°06'06" EAST A DISTANCE OF 58.92 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE SOUTHERLY A DISTANCE OF 204.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°27'17", A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 04°22'28" EAST AND A CHORD DISTANCE OF 200.86 FEET TO A POINT OF TANGENCY, THENCE SOUTH 13°21'10" WEST A DISTANCE OF 81.84 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE SOUTHERLY A DISTANCE OF 283.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°38'36", A RADIUS OF 410.00 FEET, A CHORD BEARING OF SOUTH 06°28'08" EAST AND A CHORD DISTANCE OF 278.06 FEET TO A POINT OF TANGENCY, THENCE SOUTH 26°17'26" EAST A DISTANCE OF 96.92 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE SOUTHEASTERLY A DISTANCE OF 100.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72°01'32", A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 09°43'20" WEST AND A CHORD DISTANCE OF 94.07 FEET TO A POINT OF TANGENCY, THENCE SOUTH 45°44'06" WEST A DISTANCE OF 37.44 FEET, TO A POINT ON A NON-TANGENT CURVE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE, RECORDED IN OFFICIAL RECORDS BOOK 455, PAGES 876-882, PUBLIC RECORDS FLAGLER COUNTY, FLORIDA, CONCAVE SOUTHWESTERLY, THENCE NORTHWESTERLY A DISTANCE OF 62.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°32'26", A RADIUS OF 1400.00 FEET, A CHORD BEARING OF NORTH 29°24'37" WEST AND A CHORD DISTANCE OF 62.07 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE DEPARTING THE RIGHT-OF-WAY LINE OF COLBERT LANE, THENCE NORTH 45°44'06" EAST A DISTANCE OF 21.53 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE NORTHEASTERLY A DISTANCE OF 25.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 72°01'32", A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 09°43'20" EAST AND A CHORD DISTANCE OF 23.52 FEET TO A POINT OF TANGENCY, THENCE NORTH 26°17'26" WEST A DISTANCE OF 96.92 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE NORTHWESTERLY A DISTANCE OF 325.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°38'36", A RADIUS OF 470.00 FEET, A CHORD BEARING OF NORTH 06°28'08" WEST AND A CHORD DISTANCE OF 318.75 FEET TO A POINT OF TANGENCY, THENCE NORTH 13°21'10" EAST A DISTANCE OF 81.84 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE NORTHERLY A DISTANCE OF 167.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°27'17", A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 04°22'28" WEST AND A CHORD DISTANCE OF 164.42 FEET TO A POINT OF TANGENCY, THENCE NORTH 22°06'06" WEST A DISTANCE OF 58.92 FEET TO A POINT OF CURVATURE,

REFERENCED TO TOMOKA ENGINEERING DWG #86823-E1, DATED 09/16/96

EXHIBIT A-3

LEGAL DESCRIPTION - NEW RIGHT-OF-WAY FOR NORTH PARK ROAD, CONTINUED

CONCAVE SOUTHWESTERLY, THENCE NORTHERLY A DISTANCE OF 60.34 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $03^{\circ}33'51''$, A RADIUS OF 970.00 FEET, A CHORD BEARING OF NORTH $23^{\circ}53'02''$ WEST AND A CHORD DISTANCE OF 60.33 FEET TO A POINT OF TANGENCY, THENCE NORTH $25^{\circ}39'58''$ WEST A DISTANCE OF 428.21 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, THENCE NORTHWESTERLY A DISTANCE OF 33.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $05^{\circ}53'15''$, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH $22^{\circ}43'21''$ WEST AND A CHORD DISTANCE OF 33.89 FEET TO A POINT OF TANGENCY, THENCE NORTH $19^{\circ}46'43''$ WEST A DISTANCE OF 88.58 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE NORTHERLY A DISTANCE OF 79.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $40^{\circ}39'21''$, A RADIUS OF 112.00 FEET, A CHORD BEARING OF NORTH $00^{\circ}32'57''$ EAST AND A CHORD DISTANCE OF 77.82 FEET TO A POINT OF TANGENCY, THENCE NORTH $20^{\circ}52'37''$ EAST A DISTANCE OF 24.16 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE NORTHERLY A DISTANCE OF 107.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $16^{\circ}42'37''$, A RADIUS OF 370.00 FEET, A CHORD BEARING OF NORTH $12^{\circ}31'19''$ EAST AND A CHORD DISTANCE OF 107.53 FEET TO A POINT OF TANGENCY, THENCE NORTH $04^{\circ}10'00''$ EAST A DISTANCE OF 40.75 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE NORTHERLY A DISTANCE OF 163.82 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $26^{\circ}47'07''$, A RADIUS OF 550.00 FEET, A CHORD BEARING OF NORTH $17^{\circ}33'34''$ EAST AND A CHORD DISTANCE OF 162.14 FEET TO A POINT OF TANGENCY, THENCE NORTH $30^{\circ}57'08''$ EAST A DISTANCE OF 80.47 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE NORTHEASTERLY A DISTANCE OF 231.24 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $25^{\circ}28'44''$, A RADIUS OF 520.00 FEET, A CHORD BEARING OF NORTH $18^{\circ}12'46''$ EAST AND A CHORD DISTANCE OF 229.34 FEET TO A POINT OF TANGENCY, THENCE NORTH $05^{\circ}28'24''$ EAST A DISTANCE OF 29.37 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHEASTERLY, THENCE NORTHERLY A DISTANCE OF 112.74 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $58^{\circ}43'27''$, A RADIUS OF 110.00 FEET, A CHORD BEARING OF NORTH $34^{\circ}50'08''$ EAST AND A CHORD DISTANCE OF 107.87 FEET TO A POINT OF TANGENCY, THENCE NORTH $64^{\circ}11'52''$ EAST A DISTANCE OF 33.03 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, THENCE NORTHEASTERLY A DISTANCE OF 120.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $21^{\circ}33'29''$, A RADIUS OF 320.00 FEET, A CHORD BEARING OF NORTH $53^{\circ}25'07''$ EAST AND A CHORD DISTANCE OF 119.69 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTHWESTERLY, THENCE NORTHEASTERLY A DISTANCE OF 80.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $33^{\circ}42'49''$, A RADIUS OF 136.00 FEET, A CHORD BEARING OF NORTH $25^{\circ}46'58''$ EAST AND A CHORD DISTANCE OF 78.87 FEET TO A POINT OF TANGENCY, THENCE NORTH $08^{\circ}55'33''$ EAST A DISTANCE OF 20.45 FEET, TO A POINT ON THE SOUTH LINE OF AN EXISTING COUNTY PARK RECORDED ON OFFICIAL RECORDS BOOK 455, PAGES 778-780 PUBLIC RECORDS FLAGLER COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY OF THE COUNTY PARK, NORTH $89^{\circ}29'36''$ EAST A DISTANCE OF 60.82 FEET, THENCE DEPARTING THE COUNTY PARK BOUNDARY, SOUTH $08^{\circ}55'33''$ WEST A DISTANCE OF 30.46 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, THENCE SOUTHERLY A DISTANCE OF 115.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $33^{\circ}42'49''$, A RADIUS OF 196.00 FEET, A CHORD BEARING OF SOUTH $25^{\circ}46'58''$ WEST AND A CHORD DISTANCE OF 113.67 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTHWESTERLY, THENCE SOUTHWESTERLY A DISTANCE OF 142.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $21^{\circ}33'29''$, A RADIUS OF 360.00 FEET, A CHORD BEARING OF SOUTH $53^{\circ}25'07''$ WEST AND A CHORD DISTANCE OF 142.14 FEET TO A POINT OF TANGENCY, THENCE SOUTH $64^{\circ}11'52''$ WEST A DISTANCE OF 33.03 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHEASTERLY, THENCE SOUTHWESTERLY A DISTANCE OF 51.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $58^{\circ}43'27''$, A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH $34^{\circ}50'08''$ WEST AND A CHORD DISTANCE OF 49.03 FEET TO A POINT OF TANGENCY, THENCE SOUTH $05^{\circ}28'24''$ WEST A DISTANCE OF 29.37 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE SOUTHERLY A DISTANCE OF 257.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $25^{\circ}28'44''$, A RADIUS OF 580.00 FEET, A CHORD BEARING OF SOUTH $18^{\circ}12'46''$ WEST AND A CHORD DISTANCE OF 255.80 FEET TO A POINT OF TANGENCY, THENCE SOUTH $30^{\circ}57'08''$ WEST A DISTANCE OF 44.92 FEET, TO THE POINT OF BEGINNING. PARCEL CONTAINING 3.5047 ACRES OF LAND MORE OR LESS.

PREPARED BY:
H. J. BURROUGHS, FLA. PSM #2642
TOMOKA ENGINEERING
DAYTONA BEACH, FLORIDA

REFERENCED TO TOMOKA ENGINEERING DWG #96823-E1, DATED 09/16/95

EXHIBIT A-4

The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 5 Hargrove Grade, Palm Coast, Florida.
Date: June 22, 1995.

10 acre addition to County Park at North end of River Club.

LEGAL DESCRIPTION:

A parcel of land lying West of the Intracoastal Waterway in Government Sections 9, 10 and 16, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

A Point of Reference being the southeast corner of said Section 9, thence South 89°51'06" West along the southerly line of Section 9 a distance of 315.24 feet to the POINT OF BEGINNING of this description, thence departing said Section line South 23°11'06" West a distance of 45.98 feet, thence North 65°07'51" West a distance of 663.47 feet, thence North 24°52'09" East a distance of 377.63 feet, thence North 89°29'38" East a distance of 365.24 feet, thence North 24°52'09" East a distance of 351.40 feet, South 66°48'54" East a distance of 307.30 feet, thence South 23°11'06" West a distance of 848.99 feet to the POINT OF BEGINNING.

The above description is accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcel containing 10.0000 acres more or less.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida and locally referenced to the South line of the southeast Quarter (1/4) of Government Section 9, Township 11 South, Range 31 East, being South 89°51'06" West.

EXHIBIT A-5

REC 0872 PAGE 0965

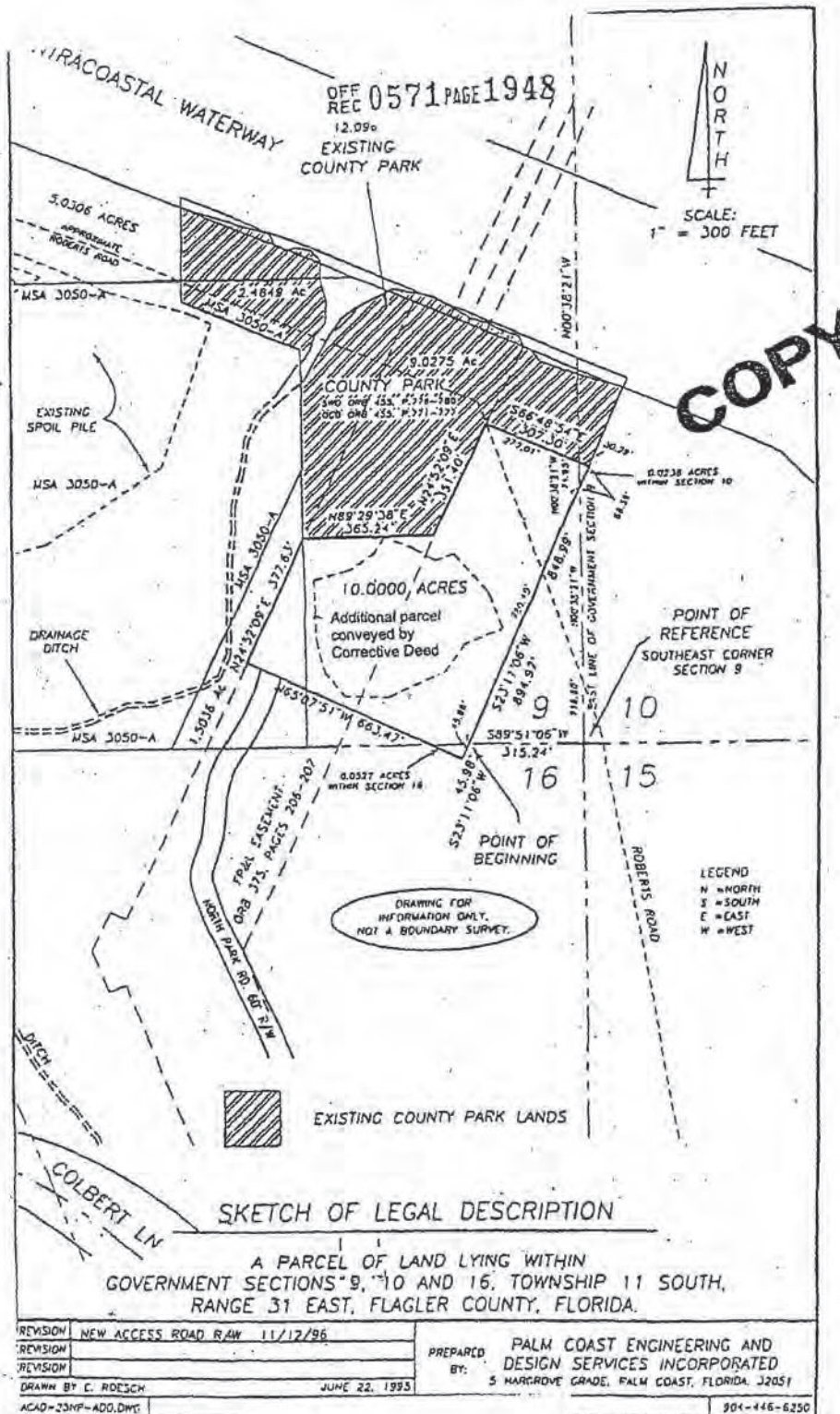


EXHIBIT A-6



I HEREBY CERTIFY this to be a true and
correct copy of the original Corrective
County Deed

as the same appears of record in O.R./
Deed Book 872 at Page(s) 949-965
Flagler County Records.
Dated this 05 day of January
A.D. 20 05
GAIL WADSWORTH
Clerk Circuit Court
Flagler County, Florida
By [Signature] DC.

Inst No: 2002016351 Date: 05/06/2002
Doc Stamp-Deed : 0.00
GAIL WADSWORTH, FLAGLER Co. Time: 11:42:10
Book: 820 Page: 29 Total Pgs: 3

This Instrument Prepared By:
Carl E. Kern, Esquire
Flagler County Attorney
1200 East Moody Blvd., #11
Bunnell, FL 32110

OFF REC 0820 PAGE 0029

Parcel ID No. 09-11-31-0000-00010-0011
(North Park)

COUNTY DEED
(pursuant to Fla. Stat. §125.411)

THIS DEED, made this 4th day of February, 2002, by the BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, a political subdivision of the State of Florida, party of the first part, and the CITY OF PALM COAST, a municipal corporation under the laws of the State of Florida, with mailing address at Post Office Box 354610, Palm Coast, Florida 32135-4610, party of the second part:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt hereof hereby acknowledged, has granted, bargained and sold all the right, title and interest of the party of the first part, to the party of the second part, its successors and assigns forever, the following described land lying and being in Flagler County, Florida:

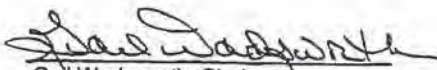
SEE EXHIBIT "A" ATTACHED HERETO.

Subject to restrictions in Special Warranty Deed recorded in O.R. Book 455, Page 778, Quit Claim Deed and Release recorded in O.R. Book 640, Page 906, and Quit Claim Deed and Release recorded in O.R. Book 640, page 910, Public Records of Flagler County, Florida. However, this reference shall not act to reimpose said restrictions.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year aforesaid.

**FLAGLER COUNTY BOARD
OF COUNTY COMMISSIONERS**

ATTEST:


Gail Wadsworth, Clerk and
Ex Officio Clerk to the Board

02-06-02

James A. Darby, Chairman



OFF 0455 PAGE 0779
REC

NORTH PARK

OFF REC 0820 PAGE 0030

PARCEL 1

LEGAL DESCRIPTION

A parcel of land lying in Government Sections 9, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

As a Point Of Reference being the Southeast corner of said Government Section 9, thence North 00°38'21" West along the Easterly line of said Government Section 9, a distance of 791.66 feet, thence departing said Easterly line of Section 9, North 66°48'54" West a distance of 772.07 feet to the Easterly line of a 330 foot wide easement to Florida Power and Light Company, as recorded in the Official Records Book 44, Page 517 of the Public Records of Flagler County, Florida; thence South 24°52'09" West along said easement a distance of 341.10 feet, thence South 89°28'38" West a distance of 365.24 feet to a point on the Westerly line of said easement, thence departing said easement North 00°38'21" West a distance of 499.38 feet to the POINT OF BEGINNING of this description and the Mean High Water Line of a contributory canal to the Intracoastal Waterway, thence departing said Mean High Water Line and continuing North 00°38'21" West a distance of 14.02 feet, thence North 66°48'54" West a distance of 355.97 feet, thence North 00°40'33" West a distance of 206.62 feet to the Southerly right of way of the Intracoastal Waterway, being 500 feet wide as recorded in Deed Book 18, Page 519 and Deed Book 19, Pages 377 and 435 of the Official Public Records of Flagler County, Florida; thence continuing North 00°40'33" West a distance of 2.14 feet to the Mean High Water Line of said Intracoastal Waterway, thence along said Mean High Water Line the following courses: South 68°39'48" East a distance of 5.26 feet, thence South 71°16'10" East a distance of 138.90 feet, thence South 73°16'24" East a distance of 112.57 feet, thence South 22°54'27" East a distance of 37.04 feet, thence South 63°53'04" East a distance of 13.54 feet to a point of intersection of said Mean High Water Line and said right of way, thence continuing South 63°53'04" East a distance of 25.42 feet, thence North 76°27'00" East a distance of 29.41 feet, thence South 75°05'18" East a distance of 43.78 feet, thence South 41°11'52" East a distance of 36.79 feet, thence South 00°02'45" East a distance of 7.27 feet to a point of intersection of said Mean High Water Line and of said right of way, thence continuing South 00°02'45" East a distance of 52.62 feet, thence South 13°37'42" East a distance of 56.98 feet, thence South 03°04'41" West a distance of 59.64 feet, thence South 39°02'18" West a distance of 46.46 feet, thence South 18°22'47" West a distance of 40.20 feet, thence South 33°50'41" West a distance of 52.54 feet to the POINT OF BEGINNING.

Parcel containing 2.4843 acres more or less.

Subject to Spoil Deposit Easements to the United States of America, recorded as MSA 3049A and MSA 3050A.

Subject to a 50 foot wide road right-of-way recorded in Deed Book 23, Page 598 of the Official Public Records of Flagler County,

EXHIBIT A

NORTH PARK

OFF REC 0455 PAGE 0780



LEGAL DESCRIPTION

A parcel of land lying in Government Section 9, and 10, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

As a Point Of Reference being the Southeast corner of said Government Section 9, thence North 00°38'21" West along the Easterly line of said Government Section 9, a distance of 774.68 feet to the POINT OF BEGINNING of this description, thence departing said Easterly line of Section 9, North 66°48'54" West a distance of 277.01 feet to the Easterly line of a 330 foot wide easement to Florida Power and Light Company, as recorded in Official Records Book 44, Page 517 of the Public Records of Flagler County, Florida; thence South 24°52'09" West along said easement a distance of 361.40 feet, thence South 89°29'38" West a distance of 363.24 feet to a point on the Westerly line of said easement, thence departing said easement North 00°38'21" West a distance of 448.74 feet to a point on the Mean High Water Line of a contributory canal to the Intracoastal Waterway, thence along said Mean High Water Line the following courses: North 45°17'48" East a distance of 14.13 feet, thence North 28°32'43" East a distance of 47.63 feet, thence North 32°09'16" East a distance of 155.39 feet, thence North 56°37'21" East a distance of 45.43 feet, thence North 63°29'20" East a distance of 102.76 feet to a point of intersection of the Mean High Water Line and the Southerly right of way of the Intracoastal Waterway, being 500 foot wide, as recorded in Deed Book 18, Page 539 and Deed Book 19, Pages 177 and 435 of the Official Public Records of Flagler County, Florida; thence continuing North 63°29'20" East along said Mean High Water Line a distance of 15.17 feet, thence South 78°10'39" East a distance of 114.50 feet, thence South 58°28'32" East a distance of 122.39 feet, thence South 75°29'03" East a distance of 31.42 feet, thence South 54°20'59" East a distance of 26.88 feet, thence South 70°06'27" East a distance of 66.63 feet, thence South 19°17'10" East a distance of 30.03 feet to the said right of way of the Intracoastal Waterway, thence along said right of way South 66°48'54" East a distance of 22.21 feet, thence departing said right of way South 38°52'36" East a distance of 42.28 feet, thence South 71°25'16" East a distance of 107.92 feet to a point of intersection of said Mean High Water Line and the Easterly Line of Government Section 9, thence continuing South 71°25'16" East a distance of 104.38 feet, thence North 83°20'06" East a distance of 5.51 feet to the said right of way to the Intracoastal Waterway, thence along said right of way South 66°48'54" East a distance of 20.73 feet, thence departing said right of way South 32°56'21" East a distance of 3.91 feet, thence departing said Mean High Water Line South 23°11'06" West a distance of 24.47 feet, thence North 66°48'54" West a distance of 327.22 feet to the POINT OF BEGINNING.

Parcel containing 10770 ^(L-6) acres more or less.

Subject to Spoil Deposit Easements to the United States of America, recorded as MSA 3049A and MSA 3050A.

Subject to a 50 foot wide road right-of-way recorded in Deed Book 23, Page 598 of the Official Public Records of Flagler County, Florida.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida.

EXHIBIT A

I HEREBY CERTIFY this to be a true and correct copy of the original.

as the same appears of record in O.R./ Deed Book 455 at Page(s) 778-780
Flagler County Records.

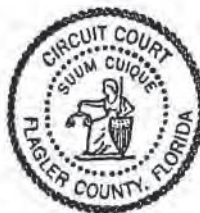
Dated this 17th day of June

A.D. 20 02
GAIL WADSWORTH

Clerk Circuit Court

Flagler County, Florida

By Gail Wadsworth D.C.





WELCOME TO THE

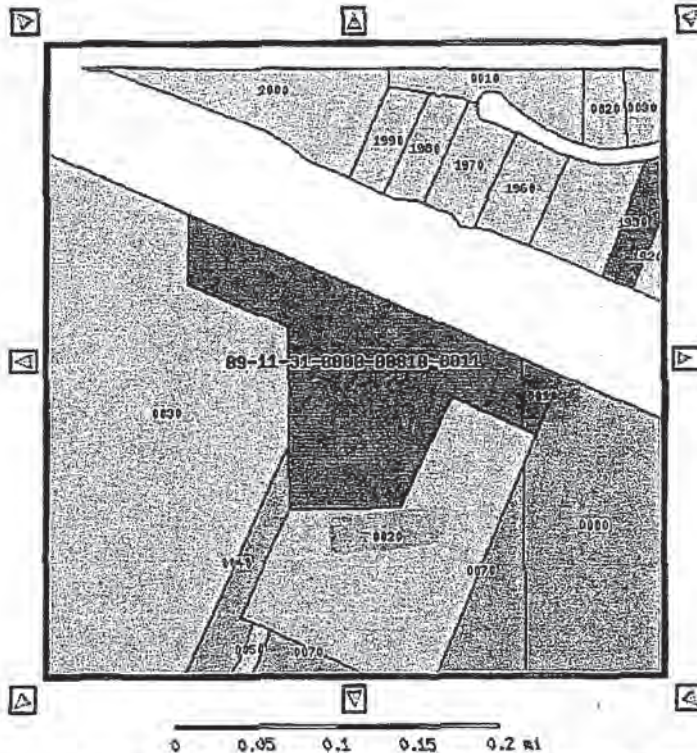
Flagler County Property Appraiser's Office

John W Seay, CFA -County Appraiser



"Click" on any parcel to view that property's data

NOTE: In some larger parcels, you may be within the parcels borders. Use the "zoom out" function to view the entire parcel.



↑ ZOOM OUT ↓ ZOOM IN

Selected Parcel:

09-11-31-0000-00010-0011

- Selected Parcel
- Property Sales 2888
- Property Sales 2881
- Property Sales 2882



Relative location within
Flagler County

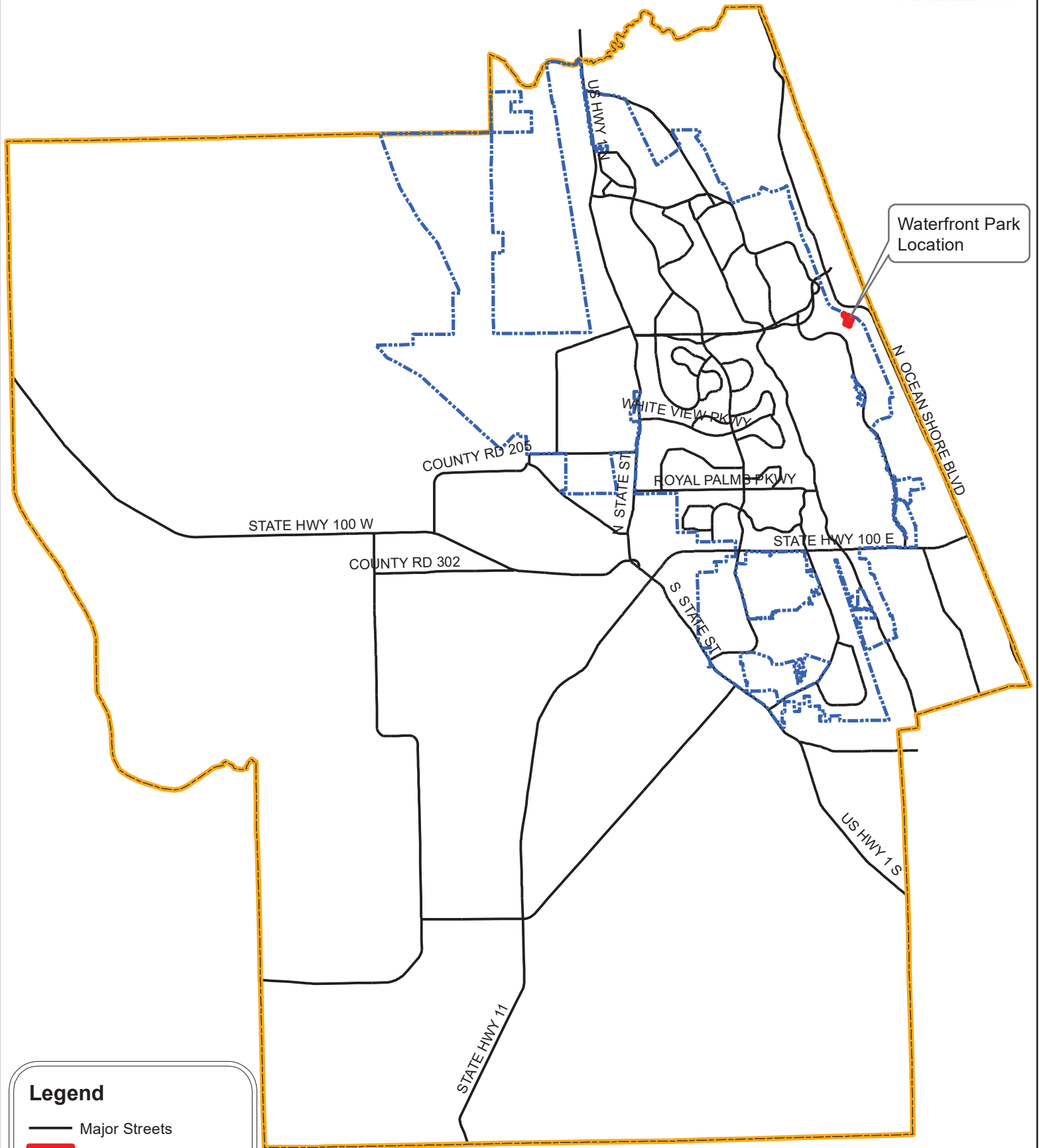
Show Aerial Photography

The Flagler County Property Assessment Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, it's use or interpretation. The assesment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[APPRAISER HOME](#) ----- [RETURN TO SEARCH PAGE](#)



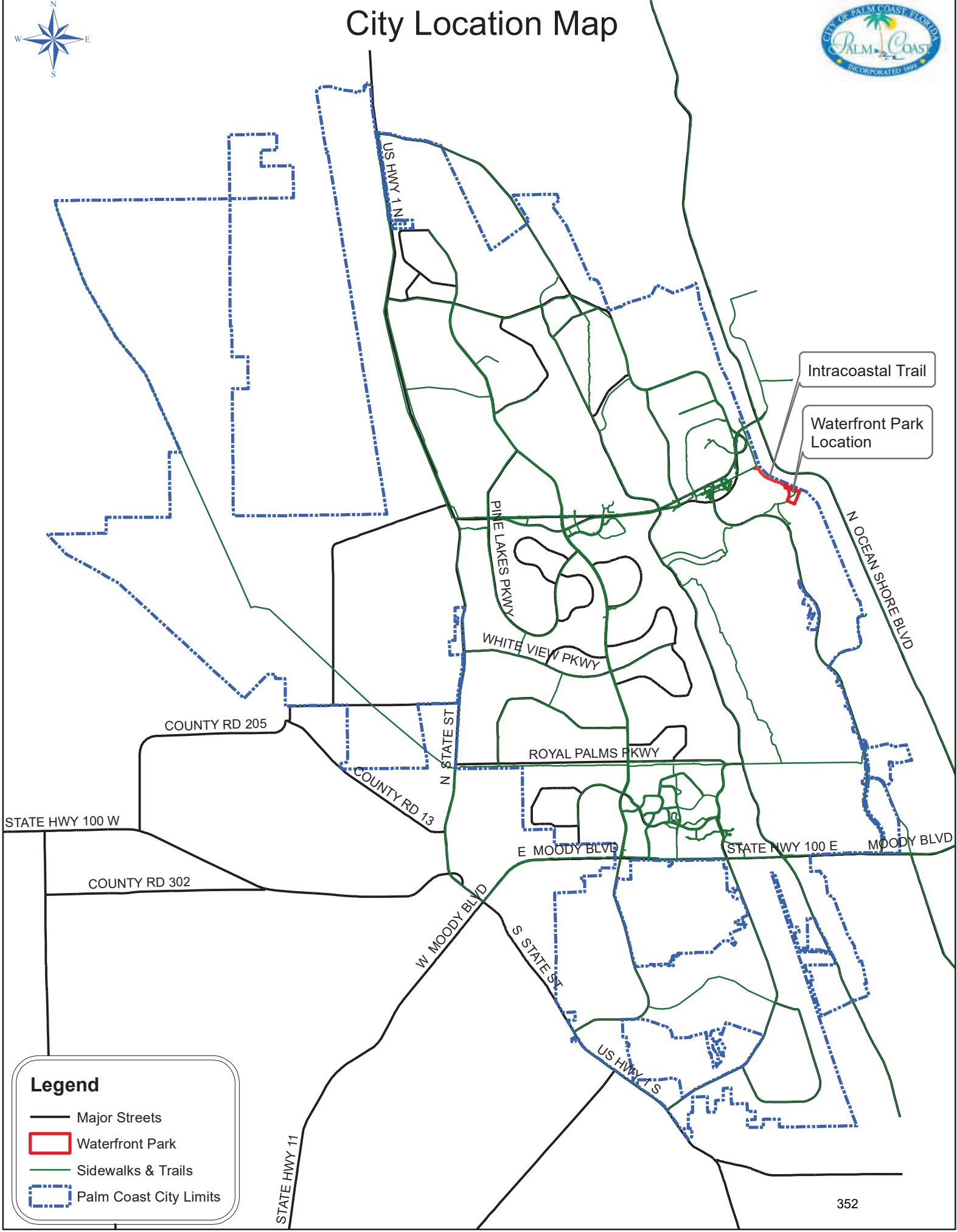
County Location Map



Legend

- Major Streets
-  Waterfront Park
-  Palm Coast City Limits
-  Flagler County

City Location Map



Legend

- Major Streets
- Waterfront Park
- Sidewalks & Trails
- Palm Coast City Limits

FIND Funded Projects



Marineland
Marina

Bing's Landing

Long Creek
Nature Preserve

Intracoastal Trail

Waterfront Park
Location

Herschel King
Park

Legend

-  FIND Funded
-  Sidewalks & Trails
-  Palm Coast City Limits
-  Flagler County

Figure 4

Sample Photographs of Site on March 5, 2020 and March 13, 2020



Photograph 1: Approximate project location, looking northwest towards ICWW



Photograph 2: Approximate project location, looking northeast towards ICWW

Figure 4
Sample Photographs of Site on March 5, 2020 and March 13, 2020



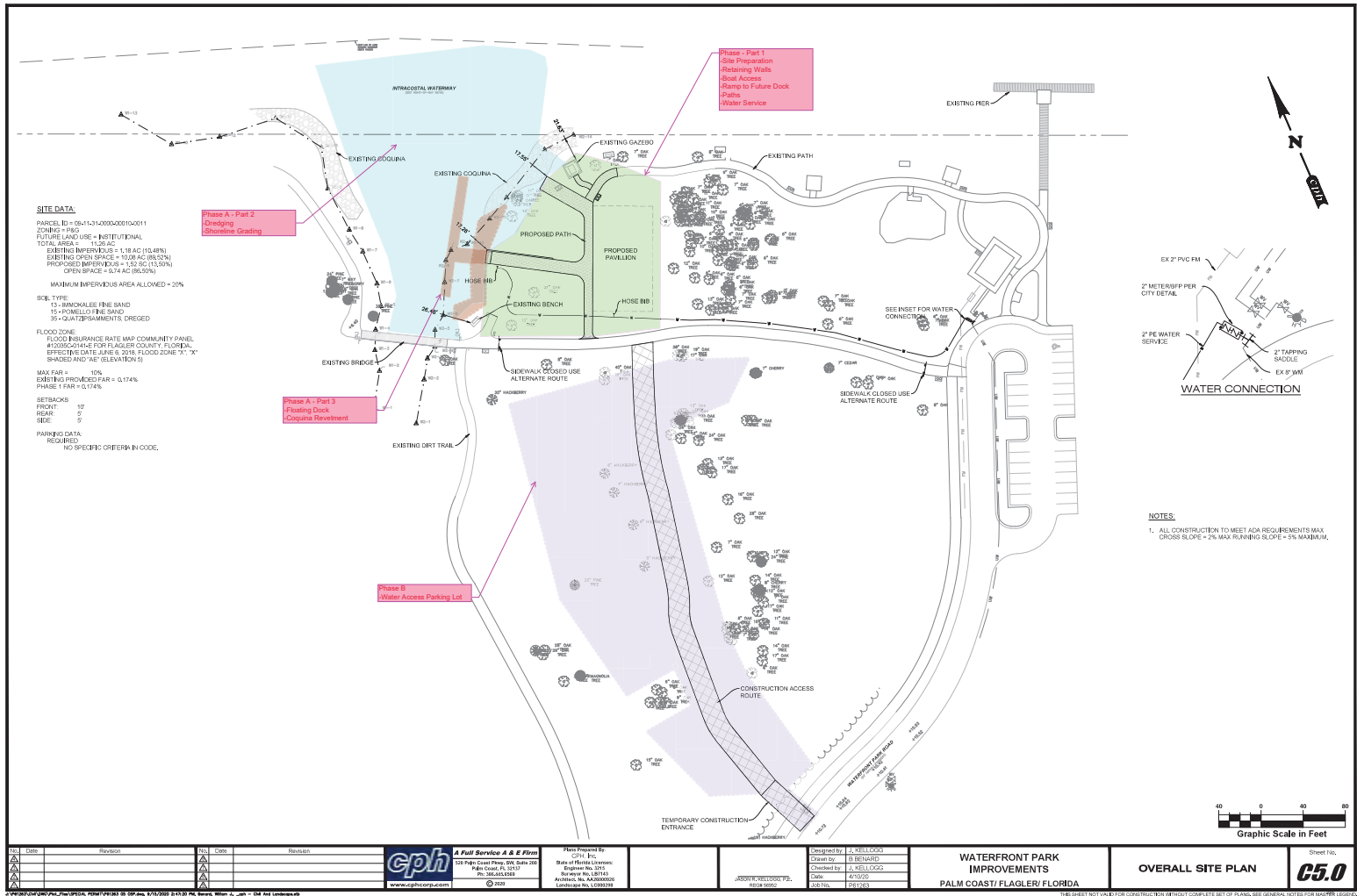
Photograph 3: Approximate project location, looking west towards manmade channel and Intracoastal Trail. Signs of current shoreline and vegetation being undermined by



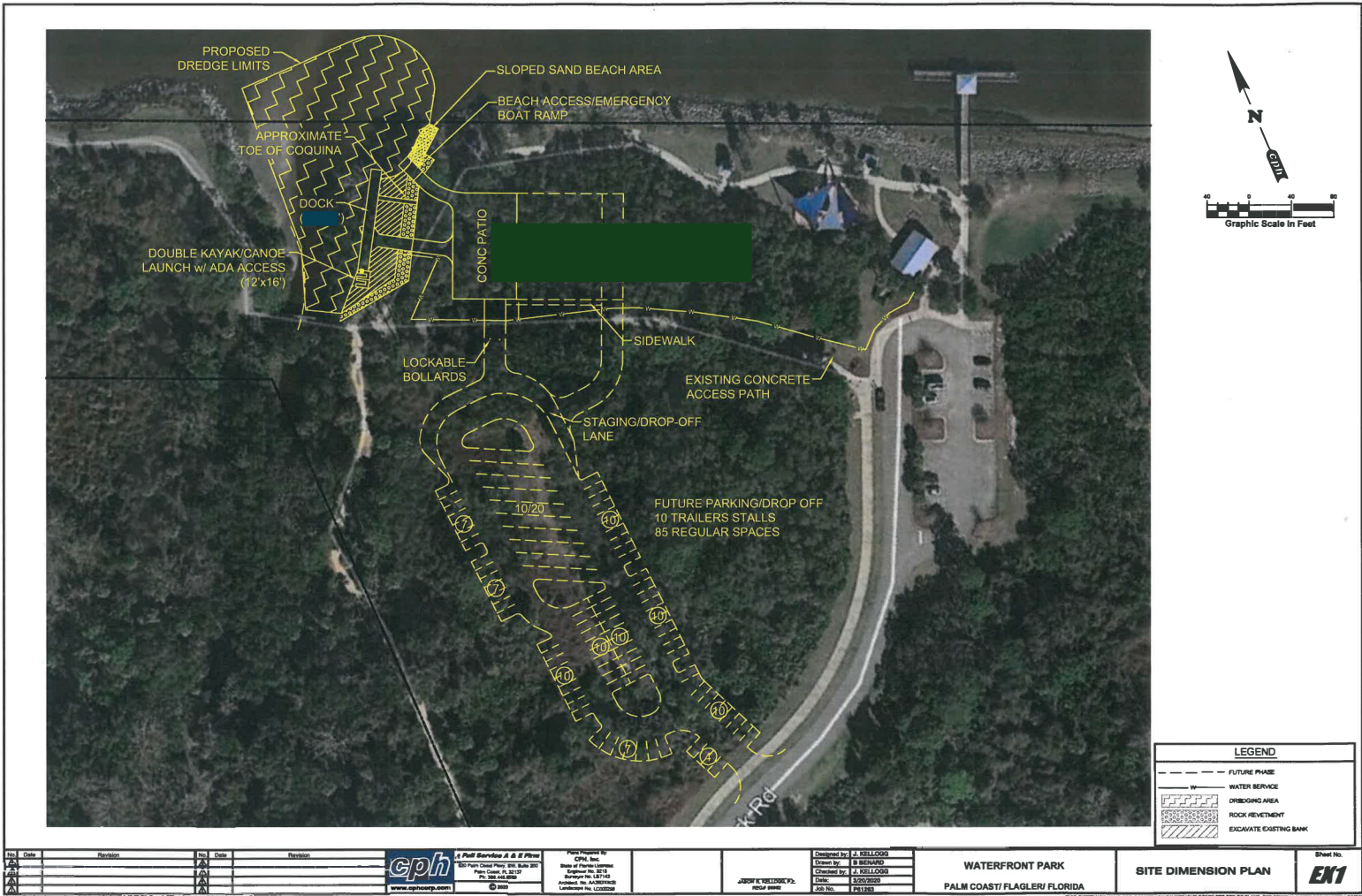
Photograph 4: Looking towards ICWW from pathway pedestrian bridge



Photograph 5: Looking east from pathway pedestrian bridge towards shoreline. Example of erosion.



<table><tr><th>No.</th><th>Date</th><th>Revision</th><th>No.</th><th>Date</th><th>Revision</th></tr><tr><td>1</td><td></td><td></td><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td><td>6</td><td></td><td></td></tr></table>		No.	Date	Revision	No.	Date	Revision	1			2			3			4			5			6			 <p>A Full Service A & E Firm 110 Palm Coast Pkwy, SW, Suite 100 Palm Coast, FL 32137 PH: 386.454.5555 www.cphcorp.com</p>	<p>Plan Prepared By: CPH, Inc. State of Florida License: Engineer No. 2011 Surveyor No. LB7143 Architect No. AA000000 Landscape No. LC000199</p>	<table><tr><td>Designed by: J. KELLOGG</td><td rowspan="4">WATERFRONT PARK IMPROVEMENTS PALM COAST/FLAGLER/FLORIDA</td><td rowspan="4">OVERALL SITE PLAN</td><td rowspan="4">Sheet No. C5.0</td></tr><tr><td>Drawn by: B. BEHARD</td></tr><tr><td>Checked by: J. KELLOGG</td></tr><tr><td>Date: 4/10/20</td></tr><tr><td>Job No: 2501-03</td><td></td><td></td><td></td></tr></table>	Designed by: J. KELLOGG	WATERFRONT PARK IMPROVEMENTS PALM COAST/FLAGLER/FLORIDA	OVERALL SITE PLAN	Sheet No. C5.0	Drawn by: B. BEHARD	Checked by: J. KELLOGG	Date: 4/10/20	Job No: 2501-03			
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Date: 4/10/20																																							
Job No: 2501-03																																							



City of Palm Coast, Florida

Agenda Item

Agenda Date: March 15, 2022

Department	CONSTRUCTION MANAGEMENT & ENGINEERING	Amount	\$ 125,000.00
Division		Account	#21097011-063000-54626
Subject	RESOLUTION 2022-XX APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER, INC., FOR ENGINEERING SERVICES FOR AN EAST-WEST CONNECTOR FEASIBILITY STUDY		
Presenter : Carl Cote, Director of Stormwater & Engineering			
Background :			
COUNCIL PRIORITY: This item is for standard operations.			
<u>UPDATE FROM THE MARCH 8, 2022 WORKSHOP</u> This item was heard by City Council at their March 8, 2022 Workshop. There were no changes suggested to this item.			
<u>ORIGINAL BACKGROUND FROM THE MARCH 8, 2022 WORKSHOP</u> The Florida East Coast Railway (FEC) runs north/south just west of US-1, bisecting Palm Coast. There are approximately 12,000 acres of land within the City limits and west of the railroad tracks, with limited access. The City believes that one or more western roadway extensions are needed to provide additional access to this western portion of the City to promote economic opportunities. Transportation access to the west is part of the Northeast Florida Regional Council’s 2022 Legislative Priorities as adopted by City Council. The City acknowledges that it might not be physically possible to extend one or more of the roadways. Also, it might not be possible to extend all three roadways due to funding constraints, environmental concerns, right-of-way needs, as well as obtaining FEC Railway approval. However, due to the expected growth in this area, the City is interested in securing the rights-of-way for the extension(s) before they are blocked by development. The proposed scope of services consists of an investigation of the feasibility of the permitting and construction of westward extensions of Palm Coast Parkway, Royal Palms Parkway, and Whiteview Parkway. Services will include a review of possible roadway alignments, impacts to existing properties/uses, rights-of-way needs, design/permitting requirements, wetland and floodplain impacts, and construction costs. Services also include an investigation of the potential construction of an eastward extension of Whiteview Parkway, connecting to Old Kings Road, to facilitate traffic circulation in the eastern part of the City. Under the existing contract (RFQ-CD-19-70) with England-Thims & Miller, Inc., staff negotiated a scope and fee not-to-exceed \$125,000. City staff has determined the cost for these services			