

**FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD  
PUBLIC HEARING/AGENDA ITEM #4**

**SUBJECT: QUASI-JUDICIAL** – Application #3239 – Semi-Public Use in the R-1 (Rural Residential) District for Equine Therapy d/b/a Whispering Meadows Ranch at 5011 John Anderson Highway. Parcel Number: 37-12-31-0610-00000-0120; 4.25+/- acres. Owner: Richard and Mary Helene Davis/Agent: Dennis K. Bayer, Esquire. (Project #COND-000350-2020).

**DATE OF MEETING:** April 13, 2021

**OVERVIEW/SUMMARY:** This request is quasi-judicial in nature (not legislative) and does require disclosure of ex parte communication. This request is for approval of a Semi-Public Use within the R-1 (Rural Residential) zoning district. The property is located at 5011 John Anderson Highway and is 4.5+/- acres in size. According to Property Appraiser records, the parcel includes a 3,702 square foot home built in 1999.

Property Appraiser aerial photo



On January 19, 2021, Dennis Bayer submitted the Semi-Public Use application on behalf of the owners of 5011 John Anderson Highway, Mr. and Mrs. Davis. The Davis' operate Whispering Meadows Ranch from this parcel, a non-profit 501(c)3 equine therapy program for children, the disabled, and veterans. This application was prompted by the County's contact with Mr. Bayer following an inquiry received from a prospective purchaser of an adjoining parcel. As described, Whispering Meadows Ranch has been operating from this parcel for the past 15 years without local zoning review and approval through the Semi-Public Use process. The Semi-Public Use application and review is not a variance from the County's requirements or a rezoning of the land: the Semi-Public Use is a unique characteristic of the County's Land Development Code (LDC) reserved to non-profit and not-for-profit operations.

The applicant has submitted a site plan – undated, but received on January 19, 2021 – of the proposed development. The site plan indicates the location of existing and proposed buildings, as well as the location and number of parking spaces for the use. The applicant acknowledges that a subsequent application to amend this Semi-Public Use will be needed to add additional uses, subject to Board approval.

This application was reviewed by the Technical Review Committee at its February 17, 2021 meeting. The applicant's responses to comments have been provided and the application requesting the Semi-Public Use is sufficient – in the opinion of the TRC – for recommendation by the Planning and Development Board and review and decision by the Board of County Commissioners.

Planning and Development Board review authority: Section 3.06.05.E.2, LDC, requires that the Planning and Development Board – following a determination that sufficient factual data was presented in order to render a decision – recommend to the Board of County Commissioners to either approve the request as submitted, approve the request with conditions, or disapprove the request. Only one (1) continuation (tabling) to allow an applicant to supplement an application with additional factual data unless good cause is provided on the record for an additional continuance to be granted.

BCC review authority: Section 3.06.05.E.3, LDC, tracks similarly to the Planning and Development Board's direction, and requires that the Board of County Commissioners review and approve, approve with conditions, or disapprove Semi-Public uses following consideration of the Planning and Development Board's recommendations and the factual data presented during the public hearing in support of – or in opposition to – the request.

This agenda item is:

X  quasi-judicial, requiring disclosure of ex-parte communication; or  
  legislative, not requiring formal disclosure of ex-parte communication.

Public Notice: Public notice has been provided consistent with LDC Section 2.07.00.



**OPTIONS FOR THE BOARD:** The Planning and Development Board recommends to the Board of County Commissioners:

1. **Approval** of the Semi-Public Use for Whispering Meadows Ranch at 5011 John Anderson Highway as submitted without conditions.
2. **Approval** of the Semi-Public Use for Whispering Meadows Ranch at 5011 John Anderson Highway, subject to the following conditions:
  - a. the Semi-Public Use approval shall run with the land;
  - b. all development, improvements, and the extent of use areas and buffers shall be restricted to the areas so identified for such purposes on the site plan received on January 19, 2021 and made a part of this record;
  - c. no signs advertising the non-profit operation are permitted;
  - d. a subsequent application to amend this Semi-Public Use will be needed for any new uses or structures proposed for this parcel;
  - e. the non-profit organization Internal Revenue Service registration, along with any State of Florida nonprofit registration and the County's business tax receipt, must be maintained in perpetuity for the duration of the use on this parcel;
  - f. hours of operation shall be by appointment only the following days:  
Mondays – 8:00 a.m. to 4:30 p.m.  
Tuesdays – closed  
Wednesdays – 9:00 a.m. to 4:30 p.m.  
Thursdays – 9:00 a.m. to 4:30 p.m.  
Fridays – 9:00 a.m. to 4:30 p.m.  
Saturdays – 8:00 a.m. to 11:00 a.m.  
Sundays -- closed;
  - g. no more than 15 daily attendees, inclusive of family members, staff and volunteers, shall be permitted;
  - h. no more than five (5) horses shall be maintained on the parcel;
  - i. no on-street parking (along or within the John Anderson Highway right-of-way) is permitted;
  - j. all animal waste shall be collected on a daily basis and placed within airtight containers for offsite disposal; and
  - k. one (1) annual fundraising or community-outreach event may be conducted on the parcel each calendar-year, subject to the County's special event permitting process but waiving any application or review fee.
3. **Denial** of the Semi-Public Use for Whispering Meadows Ranch at 5011 John Anderson Highway.
4. **Continuance (Tabling)** of the Semi-Public Use for Whispering Meadows Ranch at 5011 John Anderson Highway to a time and date certain.

**ATTACHMENTS:**

1. Technical Staff Report (TSR)
2. Site Plan
3. Application and supporting documents
4. TRC review comments dated February 17, 2021
5. Public notice
6. Public Correspondence (provided online)

**APPLICATION #3239  
SEMI-PUBLIC USE REQUEST FOR WHISPERING MEADOWS RANCH  
5011 JOHN ANDERSON HIGHWAY  
TECHNICAL STAFF REPORT**

Application/Project #: 3239/COND-000350-2020

Address: 5011 John Anderson Highway

Owner: Richard and Mary Helene Davis

Agent: Dennis K. Bayer, Esquire

Parcel #: 37-12-31-0610-00000-0120

Parcel Size: 4.25+/- acres

Legal Description:

Lot 12 (and a 1/24th interest in Lot 19-A, a Permanent Private Recreation Area), Bulow Woods Unit #1 subdivision, according to the plat thereof as recorded in Plat Book 26, Pages 17 and 18, Public Records of Flagler County, Florida.

Existing Zoning and Land Use Classification:

Zoning: R-1 (Rural Residential) District

Land Use: RLDRE (Residential Low Density: Rural Estate)

Future Land Use Map Classification/Zoning of Surrounding Land:

North: RLDRE (Residential Low Density: Rural Estate)/R-1 (Rural Residential) District

East: RLDRE (Residential Low Density: Rural Estate)/R-1 (Rural Residential) District

South: RLDRE (Residential Low Density: Rural Estate)/R-1 (Rural Residential) District

West: John Anderson Highway right-of-way; RLDRE (Residential Low Density: Rural Estate)/R-1 (Rural Residential) District

Land Development Code Sections Affected: Land Development Code (LDC) Section 3.06.05, *Public, semi-public and special uses.*

Summary of Request: Dennis Bayer on behalf of the parcel owners, Mr. and Mrs. Davis, has requested Semi-Public Use approval for an equine therapy non-profit operating as Whispering Meadows Ranch located at 5011 John Anderson Highway. As proposed, the daily operations will be limited to no more than 15 participants. According to the application materials and public correspondence received related to this request, this use has been operating from this location for approximately 15 years. There are no ancillary uses proposed at this time.

Staff Analysis: Land Development Code (LDC) Section 3.06.05(B) provides that public and semi-public uses may be permitted as follows:



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Staff Analysis: Land Development Code (LDC) Section 3.06.05(B) provides that public and semi-public uses may be permitted as follows:

Standard: Any public or semipublic use may be permitted in any land use district provided that the request for such use is officially made to the Planning and Development Board.

Analysis: *Through their agent, Dennis Bayer, the Mr. and Mrs. Davis have submitted this request for a semi-public use.*

Standard: The Planning and Development Board shall determine whether or not such requested use is consistent with the adopted comprehensive plan and whether the use is necessary or desirable to support projected community needs.

Analysis: *The adopted comprehensive plan is silent to semi-public uses. Staff has reviewed the development and use by an equine therapy program on this residentially-zoned parcel with the applicant and their agent. The semi-public use approval does not change the underlying zoning or Future Land Use designations.*

*No other potential locations for this non-profit operation have been provided by the applicant. The non-profit has operated from this location because this parcel also serves as the homesteaded residence from Mr. and Mrs. Davis.*

Standard: Public or semi-public uses and structures may be located in any land use district upon recommendation of the Planning and Development Board, based in part on the submittal of a site plan showing site alterations, improvements to be made, and proposed buffers and conceptual landscaping plans.

Analysis: *The site plan submitted on January 19, 2021 demonstrates the ability to comply with the minimum requirements of the R-1 district. The plans submitted indicate minimal additional development, with parking sited towards the center of the parcel so as reduce conflicts with adjacent parcels.*

Standard: The permitted location of public or semi-public uses or structures shall be such as not to be injurious to the health, safety and welfare of the public and shall protect the existing character of the surrounding properties or neighborhoods.

Analysis: *The subject property currently includes a 3,702 sq. ft. residence located in the center-rear of the subject parcel. Continued use of this parcel as a non-profit equine therapy program should have minimal impact on adjacent properties or the neighborhood. It is more than likely that few of the adjacent neighbors were even aware of this operation prior to the County's public notice regarding this request.*

Standard: The Planning and Development Board shall consider the impact of the proposed use on land development patterns, on important natural resources, and, where applicable, the cost effectiveness of service delivery.

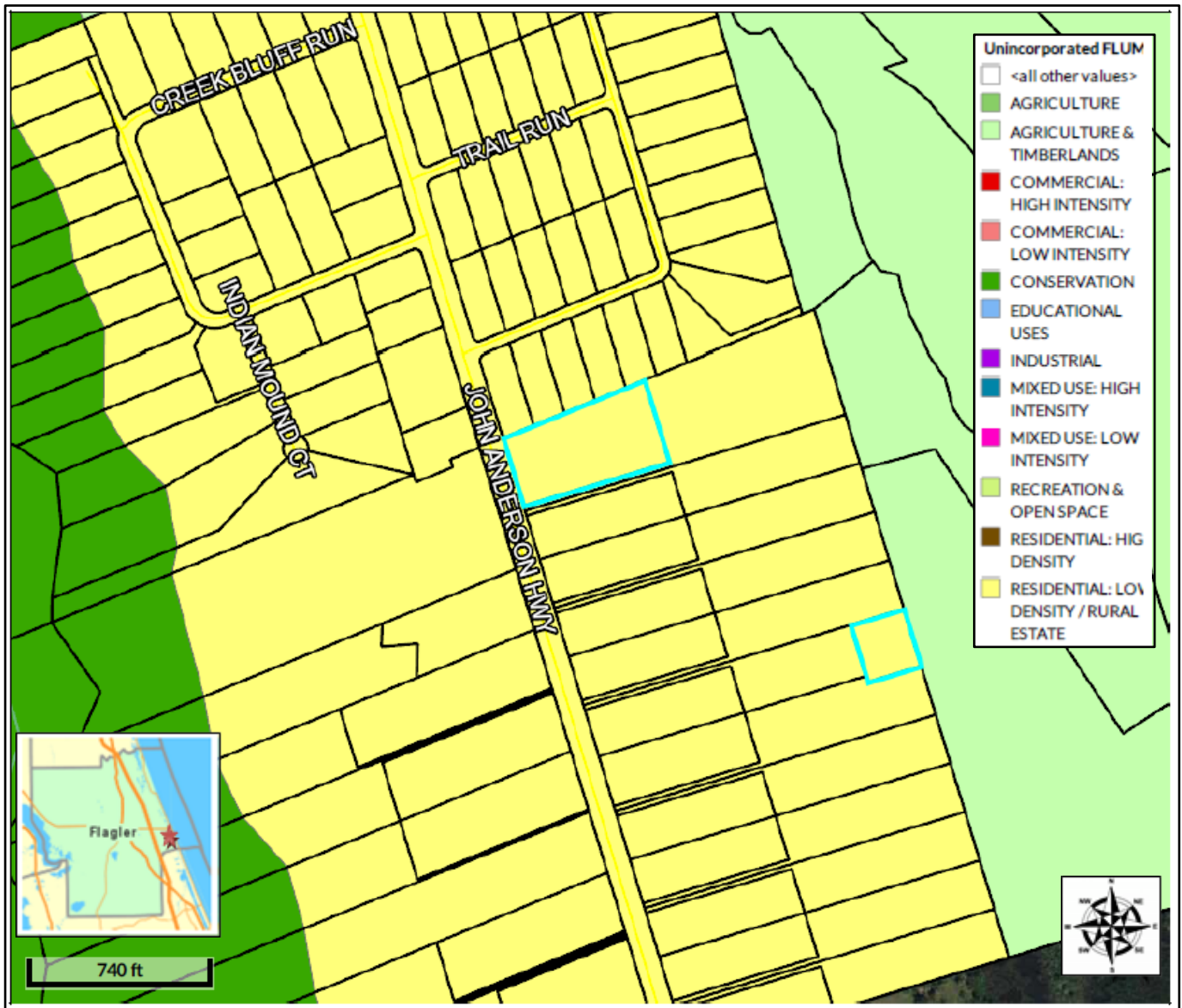
Analysis: *Use of the subject parcel as a non-profit equine therapy program should not impact land development patterns, natural resources, or the cost effectiveness of service delivery.*

Standard: The Planning and Development Board also shall determine whether the proposed use will impose any substantial detrimental effects on the living or working conditions in the neighborhood.

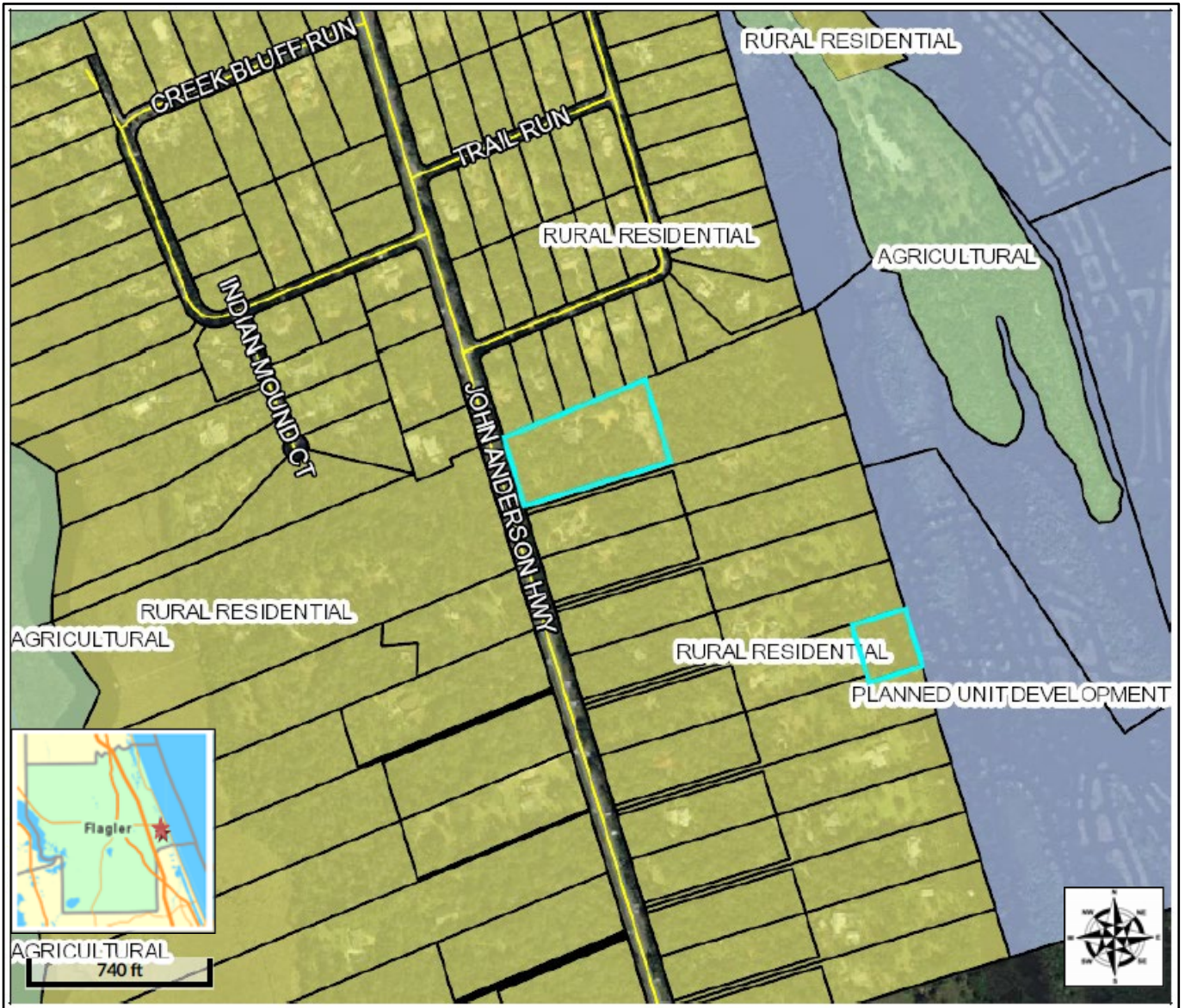
Analysis: *It is likely that the use of this parcel as a non-profit in addition to its use as a single-family residence will go unnoticed in the future. With the proposed conditions in place, the non-profit will not impose any negative effects on the neighborhood.*



# Future Land Use Map



# Zoning Map

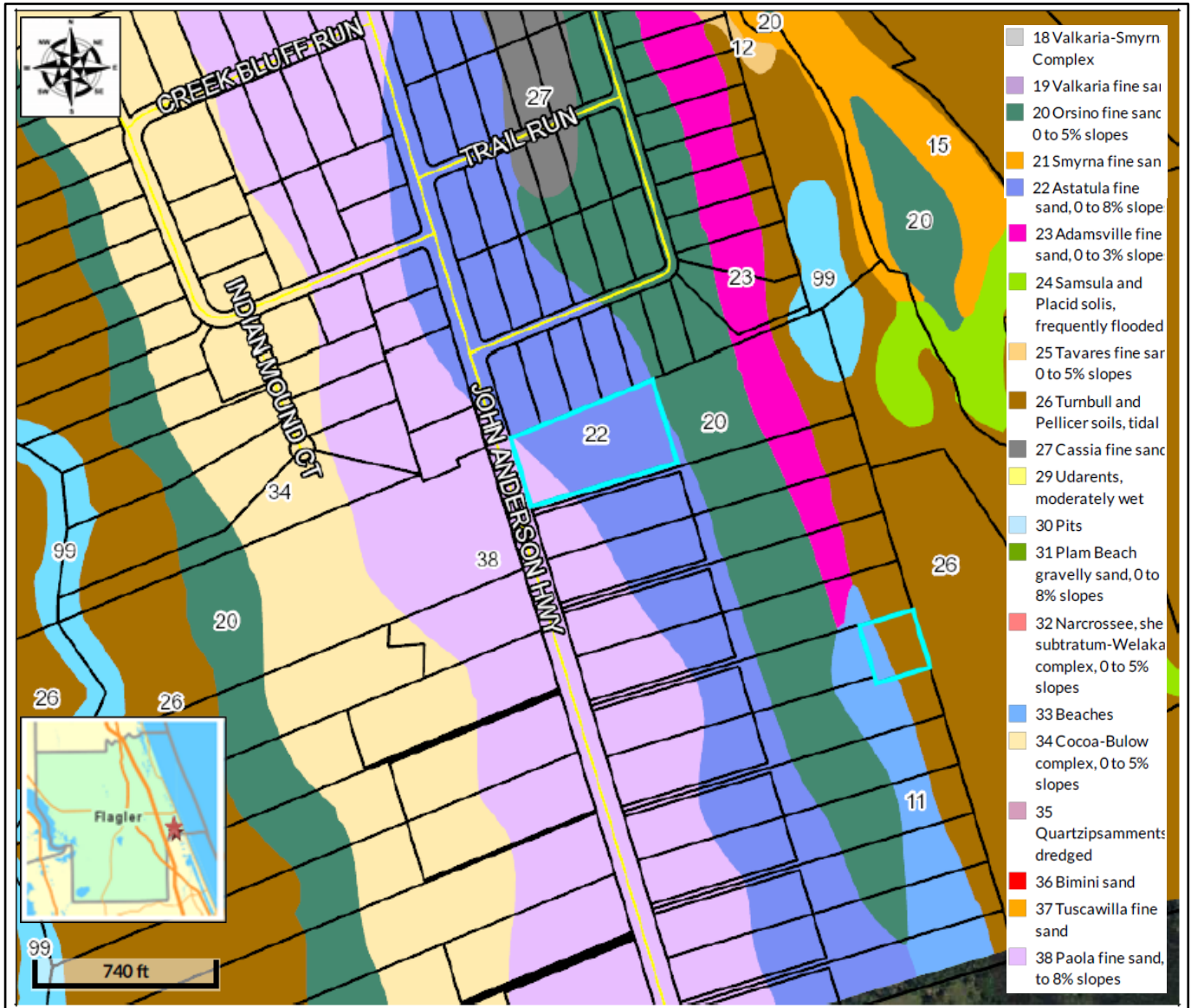




# Flood Zone Map

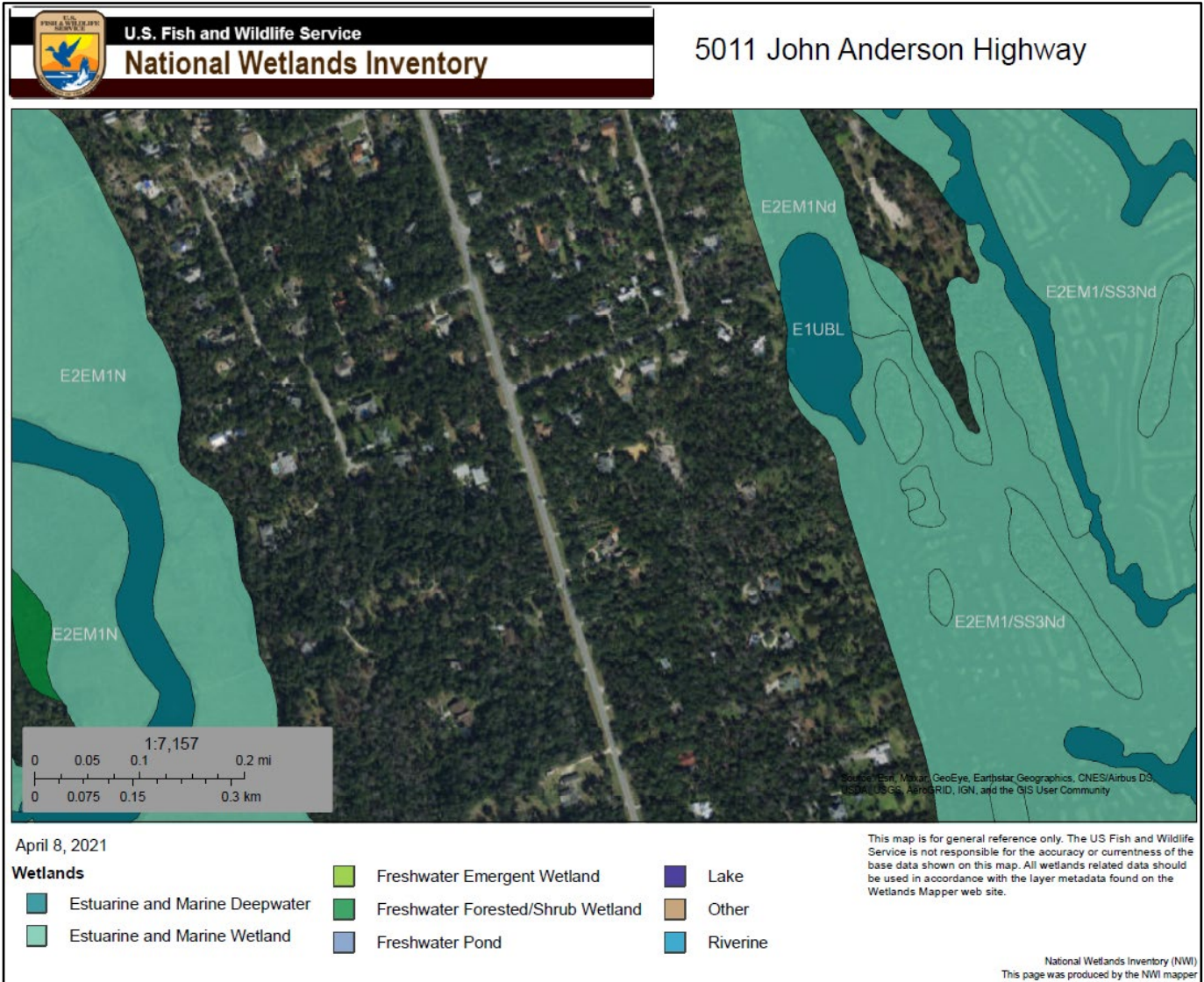


# Soils Map





# Wetlands Map





# APPLICATION FOR SEMI-PUBLIC USE

FLAGLER COUNTY, FLORIDA  
 1769 E. Moody Boulevard, Suite 105  
 Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: 3239 /

<b>PROPERTY OWNER(S)</b>	Name(s):	Richard + Mary Helene Davis		
	Mailing Address:	5011 John Anderson Hwy		
	City: Flagler Bch	State: FL	Zip: 32136	
	Telephone Number	386 439 3195	Fax Number	386 439 3195

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 FLAGLER COUNTY  
 PLANNING & ZONING DEPT

<b>APPLICANT /AGENT</b>	Name(s):	Dennis Bayer		
	Mailing Address:	109 S. 6th St		
	City: Flagler Bch.	State: FL	Zip: 32136	
	Telephone Number	386 439 2332	Fax Number	386 439 6522
	Email Address	Dennis @ Bayer legal. com		

<b>SUBJECT PROPERTY</b>	SITE LOCATION (street address):	5011 John Anderson Hwy		
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached")	Bulow Woods Subdivision Unit 1 Lot 12		
	Parcel # (tax ID #):	37-12-31-0610-00000-0120		
	Parcel Size:	280' x 600' 4.25 acres		
	Current Zoning Classification:	R1		
	Current Future Land Use Designation:	Rural Estate		
	Subject to A1A Scenic Corridor IDO?	YES		(NO)

Type of Use: single family

Mary Helene Davis  
 Signature of Owner(s) or Applicant/Agent  
 if Owner Authorization form attached

01/15/2021  
 Date

**\*\*OFFICIAL USE ONLY\*\***

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED [ ]  
 \*APPROVED WITH CONDITIONS [ ]  
 DENIED [ ]

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

PLANNING BOARD RECOMMENDATION/ACTION:

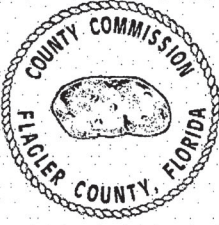
APPROVED [ ]  
 \*APPROVED WITH CONDITIONS [ ]  
 DENIED [ ]

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.  
 Rev. 01/06





# Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA

1769 E. Moody Boulevard, Suite 105

Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # \_\_\_\_\_

Dennis K. Bayer \_\_\_\_\_, is hereby authorized TO ACT ON BEHALF OF Richard and Mary Helene Davis \_\_\_\_\_, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for the Semi-Public Use Application for Richard and Mary Helene Davis \_\_\_\_\_.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: Richard Davis  
Signature of Owner

Richard Davis  
Printed Name of Owner / Title (if owner is corporation or partnership)

Mary Helene Davis  
Signature of Owner

Mary Helene Davis  
Printed Name of Owner

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JAN 19 2020  
FLAGLER COUNTY  
PLANNING & ZONING DEPT

Address of Owner: Telephone Number (incl. area code)

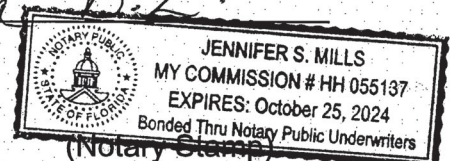
5011 John Anderson Highway Mailing Address 386-439-3195

Flagler Beach FL 32136  
City State Zip

STATE OF Florida  
COUNTY OF Flagler

The foregoing was acknowledged before me this 18th day of January, 2021 by Richard Davis and Mary Helene Davis who is/are personally known to me or who has produced Fla. D.C. as identification, and who (did) / (did not) take an oath.

JSM  
Signature of Notary Public



<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>

# Dennis K. Bayer

## Attorney

Dennis K. Bayer, Esq.  
dennis@bayerlegal.com

109 South 6<sup>th</sup> Street, Suite 200  
Flagler Beach, FL 32136  
Tel: 386-439-2332  
Fax: 386-439-6522

January 19, 2021

Adam Mengel,  
Planning Director  
1769 E. Moody Blvd, Bldg 2, Suite 105  
Bunnell, FL 32110

VIA Email and Hand Delivery  
Email: [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)

Re: Application for Semi Public Use  
5011 John Anderson Highway

Dear Mr. Mengel:

Attached please find a completed application package for Mr. and Mrs. Davis for the use of their property for non-profit equine related activities. Included in the package please find the application form, the site plan for the property and the warranty deed. My clients have operated the Whispering Meadows operation for approximately 14 years with no issues or complaints. During that time, they have served children from area schools as well as disabled veterans and handicapped people of all ages.

Also enclosed is the January 2021 Palm Coast Observer article about the Whispering Meadows Ranch being one of the outstanding organizations in the county. No fees are charged and volunteers assist with the operation. In fact the neighbors have routinely complemented my clients for their non-profit activities which have been used by many handicapped children in our community.

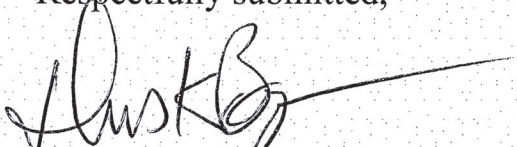
The site plan shows the proposed parking areas on the property and the existing improvements. Visitors are by appointment only with no more than ten visitors allowed at a time. The hours of operation are limited to Monday, Wednesday, Thursday and Friday from 8:30 am until 5:00 pm. Saturdays are limited from 8:00 am until 11:00 am. There is no amplified music. My clients are willing to discuss any other reasonable site operation restrictions that may be required.

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Please review this application and call me to discuss.

Respectfully submitted,



Dennis K. Bayer

DKB/kh

Enclosures

cc: Mr. and Mrs. Richard Davis

Prepared by and Return to:

Robin Ammann  
FLAGLER COUNTY ABSTRACT CO.  
305 E. Moody Blvd. -P.O. Box 398  
Bunnell, FL 32110  
SS# - GRANTEE 1: - -

DOC NO: 99002605 DATE: 2/05/1999  
DOC STAMP-DEED : \$483.00  
SVD CROSBY, FLAGLER COUNTY  
BY: M. Stevens D.C. 3:19

DOC NO: 99002605 DATE: 2/05/1999  
OFF REC: 642 PAGE: 1429

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JAN 19 2000

FLAGLER COUNTY  
PLANNING & ZONING DEPT

[Space Above This Line for Recording Data]

# WARRANTY DEED

File No. 104002

THIS INDENTURE, made this 30 day of January, A.D. 1999 between  
Emidio F. Ramada and Deolinda M. Ramada, husband and wife

as Grantor\*, whose address is: 7 Britewood Lane, Branford, CT 06405  
and

Richard E. Davis and Mary Helene Davis, husband and wife  
as Grantee\*, whose address is: 1541 N. Oceanshore Blvd., Flagler Beach, FL 32136

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Flagler, State of Florida, to-wit:

Lot 12, Bulow Woods, Unit 1, a subdivision according to the plat or map thereof described in Plat Book 26, at page(s) 17 and 18, of the Public Records of Flagler County, Florida.

SUBJECT TO THE FOLLOWING: Taxes for the year 1998 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions and Conditions of record, if any. Balances due on utility assessments, if any.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Property Tax ID Number: 37-12-31-0610-00000-0120

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1999 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(SIGN HERE 1) Maria Guidone

PRINT OR TYPE NAME: Maria Guidone

(SIGN HERE 2) Thomas C. Brow

PRINT OR TYPE NAME: THOMAS C. BROW

Emidio F. Ramada  
Emidio F. Ramada

Deolinda M. Ramada  
Deolinda M. Ramada

State of Connecticut  
County of New Haven

The foregoing instrument was acknowledged before me on this 30 day of

January, 1999 by Emidio F. Ramada and Deolinda M. Ramada, husband and wife, who is known to me or who has produced passport photos as identification and did not take an oath.

My Commission Expires:

LISA BROW  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 31, 2003

(SEAL)

Lisa Brow  
NOTARY PUBLIC  
PRINT OR TYPE NAME:

SEAL AND EXPIRATION DATE



2 DIFFERENT WITNESSES

# SUZANNE JOHNSTON Flagler County Tax Collector

## 2020 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

TAX YEAR	ACCOUNT NUMBER	AD VALOR	MILLAGE CODE	ESCAPMENT CODE
2020	3712310610000000120	77263	001	

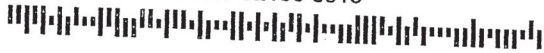
R



Application for Partial Payments on back of this notice.

5011 JOHN ANDERSON  
FLAGLER BEACH 32136  
BULOW WOODS UNIT #1 LOT 12 &  
1/24 INTEREST IN LOT 19-A OR 138  
PG 73-QC OR 138 PG 74 OR 161 PG  
539 OR 294 PG 834 OR 350 PG 507  
OR 415 PG 330 OR 642 PG 1429 OR  
1510 PG 1506

DAVIS RICHARD E &  
MARY HELENE DAVIS H&W  
5011 JOHN ANDERSON HWY  
FLAGLER BEACH FL 32136-5515



68  
7-21042

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### Owner Information

Primary Owner  
Davis Richard E &  
Mary Helene Davis H&W  
5011 John Anderson Hwy  
Flagler Beach, FL 32136

### Parcel Summary

Parcel ID 37-12-31-0610-00000-0120  
Location Address 5011 JOHN ANDERSON HWY  
FLAGLER BEACH 32136  
Brief BULOW WOODS UNIT #1 LOT 12 & 1/24 INTEREST IN LOT 19-A OR 138 PG 74 OR 161 PG 539 OR 294 PG 834 OR 350 PG 507 OR 415 PG 330 OR  
Tax Description\* 642 PG 1429 OR 1510 PG 1506

\*The Description above is not to be used on legal documents.

Property Use SINGLE FAM (000100)  
Code UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 1)  
Tax District 15.0849  
Millage Rate 4.250  
Acreage Y  
Homestead 237223.38147  
Feet (GIS)

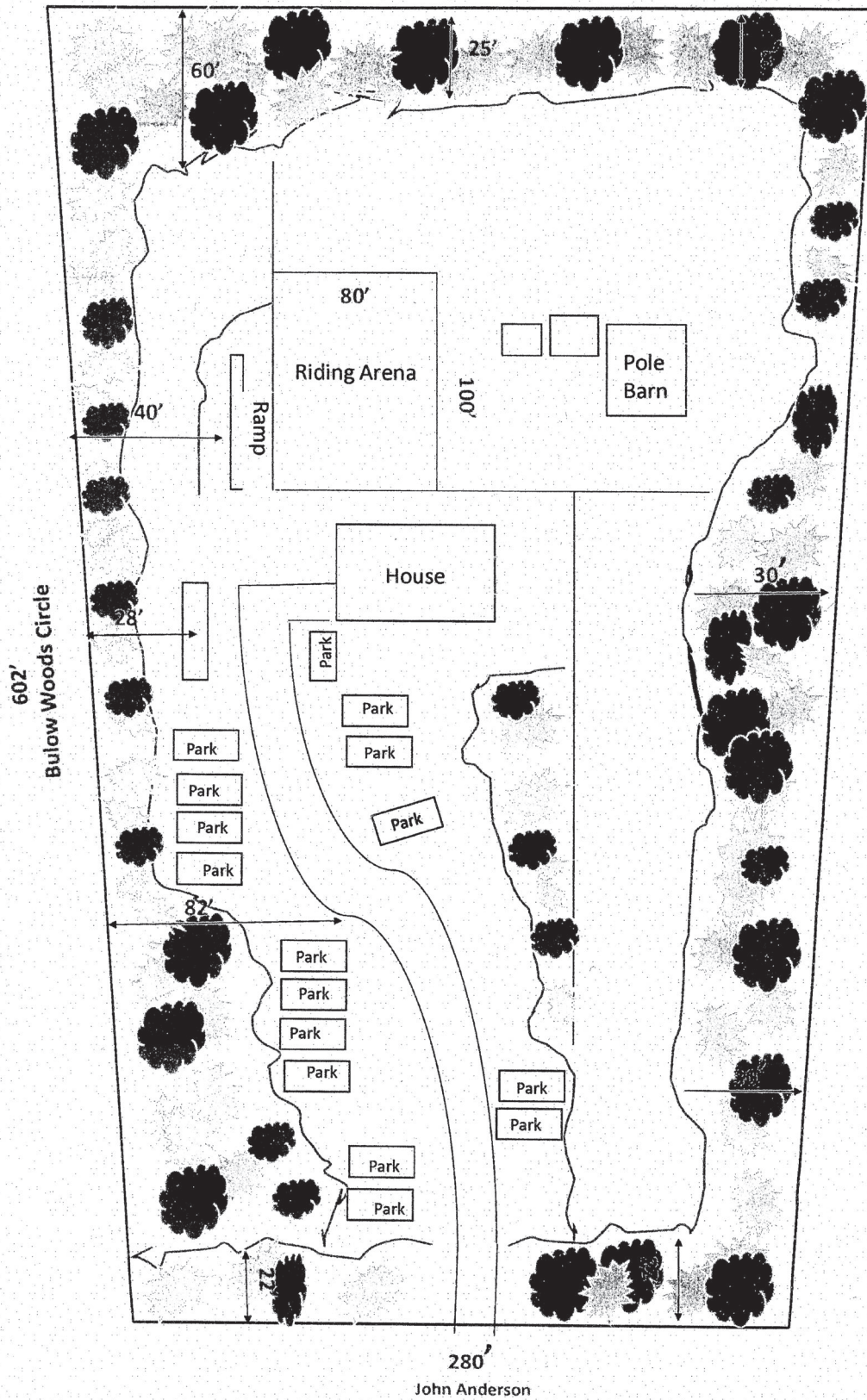
[View Map](#)

### Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$194,489	\$194,489	\$175,980
Extra Features Value	\$16,568	\$16,568	\$16,341
Land Value	\$90,000	\$81,600	\$72,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$301,057	\$292,657	\$264,321
Assessed Value	\$223,176	\$218,158	\$214,090

Columns

338.03'



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Palm Coast Observations

JAN 19 2020

FLAGLER COUNTY  
PLANNING & ZONING DEPT

BUSINESS



PREVIOUS ARTICLE

NEXT ARTICLE

PALM COAST

WEDNESDAY, JAN. 6, 2021 1 week ago

## Standing O: Whispering Meadows Ranch provides equine therapy

SHARE



COMMENTS 0

Richard and Helene Davis and Kristine Aguirre, along with nearly 40 others, volunteer their time at the ranch.

by: Guest | Writer

*by: Brent Woronoff*



There's no sign on the road for Whispering Meadows Ranch, so if you miss the number on the mailbox you might drive right past, not knowing that this is where miracles happen.

Helene and Richard Davis opened Whispering Meadows Ranch with their daughter Kristine Aguirre 13 years ago. The five-acre ranch off John Anderson Highway is a 100% volunteer-based nonprofit that provides equine therapy for children and adults with special needs.

Helene and Kristine and an army of nearly 40 volunteers introduce horsemanship to kids with a wide-range of disabilities from behavioral issues such as attention deficit hyperactivity disorder to autism, cerebral palsy, Down syndrome and brain injuries.

---

"The guests are provided with opportunities to plant gardens, ride and groom horses, take pictures, and walk-in-the-woods experiences."

RICHARD and POLLY  
CONKLING

The ranch is a Professional Association of Therapeutic Horsemanship (PATH) International center. Helene and Kristine first learned about PATH International when they volunteered at Marion Therapeutic Riding Association in Ocala.

"We heard about that place, and we just went over there one day," Helene said. "We fell in love with just the whole concept of working with these kids and how the horses empower them and how it helps them in every single part of their body."

⊗ Kristine said: “It was just breathtaking to see what they were doing over there and realizing that we had nothing like it in this county or adjoining counties to serve this community.” 🔍

They enrolled in a two-year program to become certified instructors. They had to volunteer while learning about disabilities as well as the horses and equipment and becoming proficient at riding.

Once they were certified, Helene and Richard decided to transform their five acres of undeveloped property into the ranch.

“This was all covered with trees,” Helene said, sweeping an arm over the property. “Someone donated a horse to us. We had no place to put it, so my husband got the tractor out, cleared a little bit of area, put some fencing up, and shortly after another horse came and then another horse, so he kept on working, expanding.”

◀ PREVIOUS ARTICLE

They now have four horses and a pony, a riding arena and interactive trails with chalk boards, magnetic boards and various games.

NEXT ARTICLE ▶

“As soon as the word got out, it spread like wildfire,” Helene said. “We had somebody donate the labor for the ramp and somebody else donate the lumber, so we could help people in wheel chairs get on the horse.”

Everyone who works at the ranch is a volunteer, including Helene, Kristine and Richard. All of the money that comes in goes back into the ranch.

Children are scheduled once a week with no more than three to a session. They ride for 30 minutes and they interact with their horse for an additional 15 minutes, building a relationship. They learn all the steps to groom their horse.

⊗ “Every session incorporates a riding skill and a life skill,” Kristine said. “A life skill might be just following instructions. We may have a pattern where they have three stops, so they’re going to practice walking and whoaing and steering their horse, and their life skill will be following the pattern, stopping your horse when you’re supposed to, picking up the item you’re supposed to. 🔍

“One of the biggest things we see is when the kids come here they may be shy and some of them are very sad or withdrawn, and after one or two visits they’re opening up and they’re sharing.”

Helene said they have seen non-verbal children speak their first words – giving their horse the command to “walk on.” And she said they have seen children take their first steps.

Helene, who is 73, had a window treatment business in Bunnell for 27 years. She finally closed it five years ago.

◀ PREVIOUS ARTICLE

“We didn’t sell it, we just walked out the door. I loved my job, I loved my customers, but this was where my heart was,” she said.

NEXT ARTICLE ▶

“My parents retired, and this is their way of giving back to the community that has been good to them,” Kristine said. “We’ve been very blessed with this program. Everyone who comes here says this place is different, because we do it for love. We love everyone who comes here.”

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← Previ Article

Next Article →

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# FLAGLER COUNTY

## TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 02 / 17 / 2021

APPLICATION #3239 – SEMI-PUBLIC USE

APPLICANT: DENNIS BAYER, ESQ. / OWNER: DAVIS, RICHARD and MARY HELENE

Distribution date: February 12, 2021

Plan: COND-000350-2021

Application #: 3239

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

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

**REVIEWING DEPARTMENT: BUILDING DEPARTMENT**

1. Please provide information for accessible restroom accommodations on site.

**REVIEWING DEPARTMENT: COUNTY ATTORNEY**

1. The Planning Board and the County Commission will need to base the approval or disapproval on standards identified in LDC Sec. 3.06.05.B.1.

**REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING**

1. Comments pending.

**REVIEWING DEPARTMENT: E-911 STAFF**

1. From what I can ascertain on this they are simply adding parking. If that is, in fact, true then we have no comment. All structures appear to already have been captured.

**REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT**

- More information is required to properly review application.

1. Is water from the existing private potable well provided to guests for consumption? If yes, a Limited Use Commercial Public Water System and new public well, along with required quarterly bacteriological sampling, and chemical sampling for nitrate and lead every 5 years is required.
2. If bathroom facilities will be provided for guests, a permitted septic system(s) will be required to dispose of wastewater.

**REVIEWING DEPARTMENT: FIRE INSPECTOR**

1. No comments.

**REVIEWING DEPARTMENT: PLANNING DEPARTMENT**

1. The Semi-Public Use application states that the type of use is single family: the type of use is – we believe – non-profit equine day therapy. If another reference is more appropriate, please advise.
2. As described, the Semi-Public Use is needed for zoning authorization for the existing non-profit use. As a residential lot established prior to zoning – the plat for Bulow Woods Unit #1 was approved by the Board of County Commissioners on November 17, 1977 and recorded at Map Book 26, Pages 17 and 18, Public Records of Flagler County, Florida – this parcel is a conforming R-1 (Rural Residential) zoned parcel, which permits the uses and structures as listed within LDC Sec. 3.03.04. A Semi-Public Use approval is required for a non-profit use of a platted, residentially-zoned subdivision lot.



3. A site data table should be added to the site plan, listing development areas, buffers, and parking (including the number of spaces). Areas should be described both in terms of square footage and as a percentage of the total parcel area.
4. The site plan should be labeled (name and address) and dated, include a North arrow, and either provide a graphic scale or state "Not to Scale."
5. The site plan should include all existing and proposed structures and uses. If additional structures or uses are anticipated, they should be shown in their approximate location and dimensions, and be labeled as "future" to indicate that these are not presently on site.
6. Conditions will be recommended by staff as part of the Planning and Development Board staff report. These conditions are likely to include: restricted access (by appointment only); restricted days and hours of operation (as stated in the letter dated January 19, 2021 accompanying the application, 8:30 a.m. to 5 p.m. weekdays (no Tuesdays) and 8:00 a.m. to 11:00 a.m. on Saturdays (no Sundays); no amplified sound; maintenance of an opaque perimeter landscape buffer for the duration of the use; a limit on the number of horses, staff members/volunteers, and clients that may be present on the parcel at one time; prohibition (or limitation to one or two per year) on fundraising festivals and open house events at the parcel; and a prohibition on on-street parking.
7. For reference, staff is aware that the subject parcel is subject to Covenants and Restrictions (Protective Covenants and Restrictions for Bulow Woods Unit #1, Inc.) recorded at Official Record Book 96, Page 616, Public Records of Flagler County, Florida. These Covenants include a prohibition on commercial activity:

"No business, commercial or manufacturing enterprise of any nature shall be operated on any of the lots, nor shall any noxious or offensive activity be carried on upon any of the property; nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood."



**From:** [Dennis Bayer](#)  
**To:** [Adam Mengel, AICP, LEED AP BD+C](#)  
**Subject:** FW: FW: Whispering Meadows  
**Date:** Friday, March 26, 2021 2:44:44 PM

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

Here is the answer to your questions

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)     **386.439.2332**

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**From:** Kristine Aguirre <kristine@whisperingmeadowsranch.org>  
**Sent:** Friday, March 26, 2021 9:27 AM  
**To:** Dennis Bayer <dennis@Bayerlegal.com>  
**Subject:** Re: FW: Whispering Meadows

Here you go.

1. Maximum # of participants on a given day is 15-20 (includes volunteers)  
Most days we have about 8 kids throughout the day. Typically the schedule is 30-60 minute after school sessions and will have a few riders at a time, e.g. 2:30 (3) kids, 3:00 (2) kids, 4:00 (3) kids.
2. Number of Parking Spaces (3) Wheelchair Accessible Parking, plus 20 parking spots. Total of 23 parking spots.
3. Hours of Operation: By Appointment Only  
Monday 8-4:30  
Tuesday CLOSED  
Wednesday 9-4:30  
Thursday 9-4:30  
Friday 9-4:30  
Saturday 8-11am  
Sunday CLOSED

ADA COMPLIANT...YES.

4. A topic that keeps coming back to us, is the # of horses we have on the property. Please share this info with Adam. **We are not a rescue facility.** We have 4 horses and 1 pony. We have never exceeded this number. Each horse has gone through extensive training and screening for the therapy work they participate in. We will have our Vet write a letter to the outstanding care and health of our horses and grounds if that is necessary.

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)     **386.439.2332**

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**From:** Kristine Aguirre <[kristine@whisperingmeadowsranch.org](mailto:kristine@whisperingmeadowsranch.org)>

**Sent:** Wednesday, March 24, 2021 3:49 PM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: FW: Whispering Meadows

Ok Tuesday is a great day as we do not have riders on that day. It is very quiet at the Ranch.

We heard from Elizabeth Hathaway (through a mutual friend) and she stated that Tanner has spoken to her regarding the Ranch in the recent past. He stated to her that our events would be better suited over at the Flagler County Fairgrounds for various reasons.

It's interesting that he feels so inclined to speak with our neighbors regarding the Ranch but has never reached out to us with his concerns or recommendations.

I hope Tanner will make the effort to meet soon.

On Wed, Mar 24, 2021 at 12:41 PM Dennis Bayer <[dennis@bayerlegal.com](mailto:dennis@bayerlegal.com)> wrote:

Tanner can not make Friday.

I am aiming for Tuesday at 4:30 at the ranch

Dennis

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

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**From:** Kristine Aguirre <[kristine@whisperingmeadowsranch.org](mailto:kristine@whisperingmeadowsranch.org)>

**Sent:** Tuesday, March 23, 2021 7:11 AM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: FW: Whispering Meadows

Friday is fine.

He is available anytime this week and will change his schedule to make it work

On Mon, Mar 22, 2021 at 4:27 PM Dennis Bayer <[dennis@bayerlegal.com](mailto:dennis@bayerlegal.com)> wrote:

I will reach out to Tanner. How about this Friday at 3:00 ?

The Planning Board hearing allows us the chance to make a presentation after the staff report. I confirmed Friday with Adam that he has all of the material he needs.

Then the public is allowed to comment. I get the final argument before the Board votes.

Dennis

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

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**From:** Kristine Aguirre <[kristine@whisperingmeadowsranch.org](mailto:kristine@whisperingmeadowsranch.org)>

**Sent:** Monday, March 22, 2021 3:56 PM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: FW: Whispering Meadows

Hi Dennis,

Here is my Dad's phone #. (386) 503-6498, he is waiting for the call to meet with Mr. Tanner.

A few thoughts.....when you have a moment.

Would it be possible for you to stop by the Ranch one morning or afternoon so I can show you around before the meeting?

How does the planning and development meeting work?

Will we have an opportunity to talk?

Should I have the site plan and pictures blown up to a larger size?

I understand the complainants and opposition will be there, we are planning on having people there to speak on our behalf.

What are the most important points that we must drive home? by appt. only, attendance, reach in the community, etc.

What are the chances of the County working with us if we are denied?

Do you think I should reach out to the County Commissioners inviting them to visit Ranch?

Could you please inquire about the Planning and Development Board having (2) agents from Coldwell Banker and if that is a conflict of interest..

1. Michael C. Boyd. Cattleman's Association
2. Mark Langelo. Commercial Developer M&M Development
3. Timothy Conner Attorney
4. Anthony Lombardo Coldwell Banker Real Estate
5. Mike Goodman. Palm Coast Entrepreneur Captain's BBQ
6. Jack Corbett. Coldwell Banker Real Estate

On Thu, Mar 18, 2021 at 9:40 AM Dennis Bayer <[dennis@bayerlegal.com](mailto:dennis@bayerlegal.com)> wrote:

Here is Tanner's response



**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

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**From:** John Tanner <[tanner4freedom@gmail.com](mailto:tanner4freedom@gmail.com)>

**Sent:** Wednesday, March 17, 2021 5:37 PM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: Whispering Meadows

Dennis, I would like to meet with you and Dick. What he's doing is a good thing, he is just doing it in a residential neighborhood and that exception could open the floodgates to a myriad of small businesses. That would negatively affect property values, safety and quality of life in our neighborhood. Let me know when you want to meet. John

On Mar 17, 2021, at 5:14 PM, Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)> wrote:

John

I received a call this morning from my clients who own Whispering Meadows. I know that you had mentioned this issue a few weeks ago in my office.

My concern is that my clients have been informed that you are involved with the opposition to the continued use by my clients. I would like to arrange a meeting with you and my clients to discuss. Let me know your thoughts

Dennis

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Ron DeSantis**  
Governor

**Scott A. Rivkees, MD**  
State Surgeon General

**Vision:** To be the Healthiest State in the Nation

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March 29, 2021

Richard & Mary Davis  
5011 John Anderson Hwy.  
Flagler Beach, FL 32136

RE: 5011 John Anderson Hwy., Flagler Beach, FL 32136  
Parcel ID # 37-12-31-0610-00000-0120  
Application # AP1639623

Please be advised that this department has received an application for a change of use of the above referenced property and existing septic system. The application proposes an equine therapy facility, with up to 15 attendees per day, to utilize the previously approved septic system on the property, which currently services the existing single family residence .

Based on the information submitted by the applicant, the department has no objection to the proposed changes. No further modification is required of the onsite sewage treatment and disposal system at this time. Future additions or changes will require review by this department and possible modifications to the septic system(s).

If you have any questions concerning the content of this letter, please contact the undersigned at (386) 437-7350 x7123

Sincerely,

A handwritten signature in black ink, appearing to read "John Bey".

John Bey, C.E.H.P.  
Environmental Administrator





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # 18-SW2253546

APPLICANT: Whispering Meadows Ranch 5011 John Anderson Hwy Flagler Beach

CONTRACTOR / AGENT: Turner's Septic Service

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIV: \_\_\_\_\_ ID#: \_\_\_\_\_

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

EXISTING TANK INFORMATION

[ 1050 ] GALLONS SEPTIC TANK / GPD ATU      LEGEND: 8x4x4      MATERIAL: Fiberglass      BAFFLED: (Y/N)  
 [     ] GALLONS SEPTIC TANK / GPD ATU      LEGEND: \_\_\_\_\_      MATERIAL: \_\_\_\_\_      BAFFLED: (Y/N)  
 [     ] GALLONS GREASE INTERCEPTOR      LEGEND: \_\_\_\_\_      MATERIAL: \_\_\_\_\_  
 [     ] GALLONS DOSING TANK      LEGEND: \_\_\_\_\_      MATERIAL: \_\_\_\_\_      # PUMPS: [     ]

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 02/25/2021 BY Turner's Septic Service, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS / FILLING / LEGEND ], ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.

SIGNATURE OF LICENSED CONTRACTOR: \_\_\_\_\_ BUSINESS NAME: Turner's Septic Service DATE: 2/25/2021

EXISTING DRAINFIELD INFORMATION

[ 335 ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ 2 ] DIMENSIONS: 3 x 40  
 [     ] SQUARE FEET      SYSTEM NO. OF TRENCHES [     ] DIMENSIONS: \_\_\_\_\_  
 TYPE OF SYSTEM: [  ] STANDARD [     ] FILLED [     ] MOUND [     ]  
 CONFIGURATION: [  ] TRENCH [     ] BED [     ]  
 DESIGN: [  ] HEADER [     ] D-BOX [  ] GRAVITY SYSTEM [     ] DOSED SYSTEM  
 ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 28 INCHES [ ABOVE ] (BELOW)

SYSTEM FAILURE AND REPAIR INFORMATION

[     ] SYSTEM INSTALLATION DATE      TYPE OF WASTE [     ] DOMESTIC [     ] COMMERCIAL  
 [     ] GPD ESTIMATED SEWAGE FLOW BASED ON [     ] METTERED WATER [     ] TABLE 1, 64E-6, FAC  
 SITE [     ] DRAINAGE STRUCTURES [     ] POOL [     ] PATIO / DECK [     ] PARKING  
 CONDITIONS: [     ] SLOPING PROPERTY [     ]  
 NATURE OF FAILURE: [     ] HYDRAULIC OVERLOAD [     ] SOILS [     ] MAINTENANCE [     ] SYSTEM DAMAGE  
 [     ] DRAINAGE / RUN OFF [     ] ROOTS [     ] WATER TABLE [     ]  
 FAILURE SYMPTOM: [     ] SEWAGE ON GROUND [     ] TANK [     ] D BOX/HEADER [     ] DRAINFIELD  
 [     ] PLUMBING BACKUP [     ]

REMARKS/ADDITIONAL CRITERIA Septic system is in great working condition.

SUBMITTED BY: [Signature] TITLE/LICENSE owner DATE: 02/25/2021  
 DE 4015, 08/09 (Obsoletes previous editions which may not be used)  
 Incorporated 64E-6.001, FAC Page 4 of 4



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 18-SN-2253546  
DATE PAID: 3/22/21  
FEE PAID: 50.00  
RECEIPT #: \_\_\_\_\_  
18.BID. 5208729

APPLICATION FOR:

- New System       Existing System       Holding Tank       Innovative
- Repair             Abandonment         Temporary         \_\_\_\_\_

APPLICANT: Richard E. Davis & Mary Helene Davis

AGENT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: 5011 John Anderson Hwy, Flagler Beach, FL 32136  
sunrisewithgod@aol.com

=====

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

=====

PROPERTY INFORMATION

LOT: 12 BLOCK: \_\_\_\_\_ SUBDIVISION: Bulow Woods Unit 1 PLATTED: Book 26 pg 17-18

PROPERTY ID #: 39-12-31-0610-0000-0120 ZONING: R1 I/M OR EQUIVALENT: [ Y / N ]

PROPERTY SIZE: 4.25 ACRES WATER SUPPLY: [  PRIVATE PUBLIC [ ] ] <=2000GPD [ ] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [ Y /  N ] DISTANCE TO SEWER: \_\_\_\_\_ FT

PROPERTY ADDRESS: 5011 John Anderson Hwy Flagler Beach FL 32136

DIRECTIONS TO PROPERTY: 100 East, right on John Anderson Hwy, home on left

BUILDING INFORMATION

[ ] RESIDENTIAL      [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	<u>SFR (existing)</u>	<u>3</u>	<u>2128 sq</u>	
2	<u>Equine Therapy for Special Needs (proposed)</u>	<u>-</u>	<u>56 sq</u>	<u>Bathroom for up to 15 attendees</u>
3	_____	_____	_____	_____
4	_____	_____	_____	_____

[ ] Floor/Equipment Drains      [ ] Other (Specify) \_\_\_\_\_

SIGNATURE: Mary H. Davis DATE: 3-22-2021



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # 18-SN-2053546

APPLICANT: Richard E. Davis & Mary Helene Davis

CONTRACTOR / AGENT: \_\_\_\_\_

LOT: 12 BLOCK: \_\_\_\_\_ SUBDIV: Bulow Woods Unit #1 ID#: 37-12-31-  
01610-00000-010

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

EXISTING TANK INFORMATION

[ <u>1050</u> ]	GALLONS SEPTIC TANK/GPD ATU	LEGEND: <u>28-004-08</u>	MATERIAL: <u>Fiberglass</u>	BAFFLED: <u>(Y) / N</u>
[ ]	GALLONS SEPTIC TANK/GPD ATU	LEGEND: _____	MATERIAL: _____	BAFFLED: [ Y / N ]
[ ]	GALLONS GREASE INTERCEPTOR	LEGEND: _____	MATERIAL: _____	
[ ]	GALLONS DOSING TANK	LEGEND: _____	MATERIAL: _____	# PUMPS: [ ]

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 1 / 1 BY \_\_\_\_\_, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS / FILLING / LEGEND ], ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.

SIGNATURE OF LICENSED CONTRACTOR \_\_\_\_\_ BUSINESS NAME \_\_\_\_\_ DATE \_\_\_\_\_

EXISTING DRAINFIELD INFORMATION

E2 Flow 2012 As per Perm. # 99-0018-N (8.5 sections)

[ 340 ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ 2 ] DIMENSIONS: 4 x 40

[ ] SQUARE FEET \_\_\_\_\_ SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: \_\_\_\_\_

TYPE OF SYSTEM: [ ] STANDARD [ ] FILLED [ ] MOUND [ ]

CONFIGURATION: [ X ] TRENCH [ ] BED [ X ] 8.5 sections E2 Flow 2012

DESIGN: [ X ] HEADER [ ] D-BOX [ X ] GRAVITY SYSTEM [ ] DOSED SYSTEM

ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 27 INCHES [ ABOVE ] (BELOW)

SYSTEM FAILURE AND REPAIR INFORMATION

[ 9/22/99 ] SYSTEM INSTALLATION DATE TYPE OF WASTE [ X ] DOMESTIC [ ] COMMERCIAL

[ 300 ] GPD ESTIMATED SEWAGE FLOW BASED ON [ ] METERED WATER [ X ] TABLE 1, 64E-6, FAC

SITE [ ] DRAINAGE STRUCTURES [ ] POOL [ ] PATIO / DECK [ ] PARKING

CONDITIONS: [ ] SLOPING PROPERTY [ ] \_\_\_\_\_

NATURE OF FAILURE: [ ] HYDRAULIC OVERLOAD [ ] SOILS [ ] MAINTENANCE [ ] SYSTEM DAMAGE

[ ] DRAINAGE / RUN OFF [ ] ROOTS [ ] WATER TABLE [ ] \_\_\_\_\_

FAILURE SYMPTOM: [ ] SEWAGE ON GROUND [ ] TANK [ ] D BOX/HEADER [ ] DRAINFIELD

[ ] PLUMBING BACKUP [ ] \_\_\_\_\_

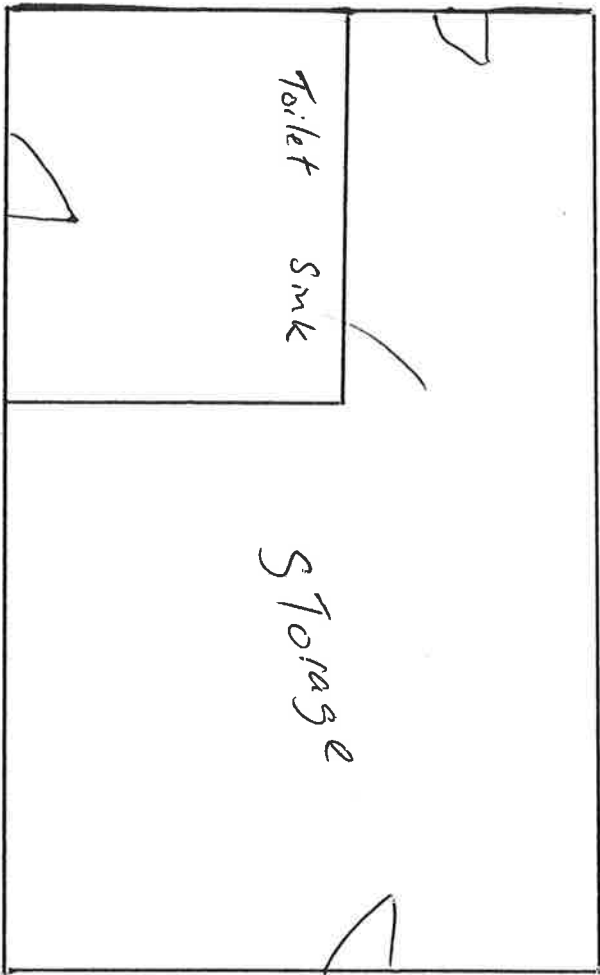
REMARKS/ADDITIONAL CRITERIA No nuisance or setback violations observed. System appears to be in satisfactory working order. Applicant proposes to add E2 Flow Therapy to SFR with 300gpd system. 20% allowance for domestic strength sewage increase would allow for up to 15 attendees per day (4gpd/attendee).

SUBMITTED BY: [Signature] TITLE/LICENSE Env. Adm DATE: 3/23/21



Proposed

20'

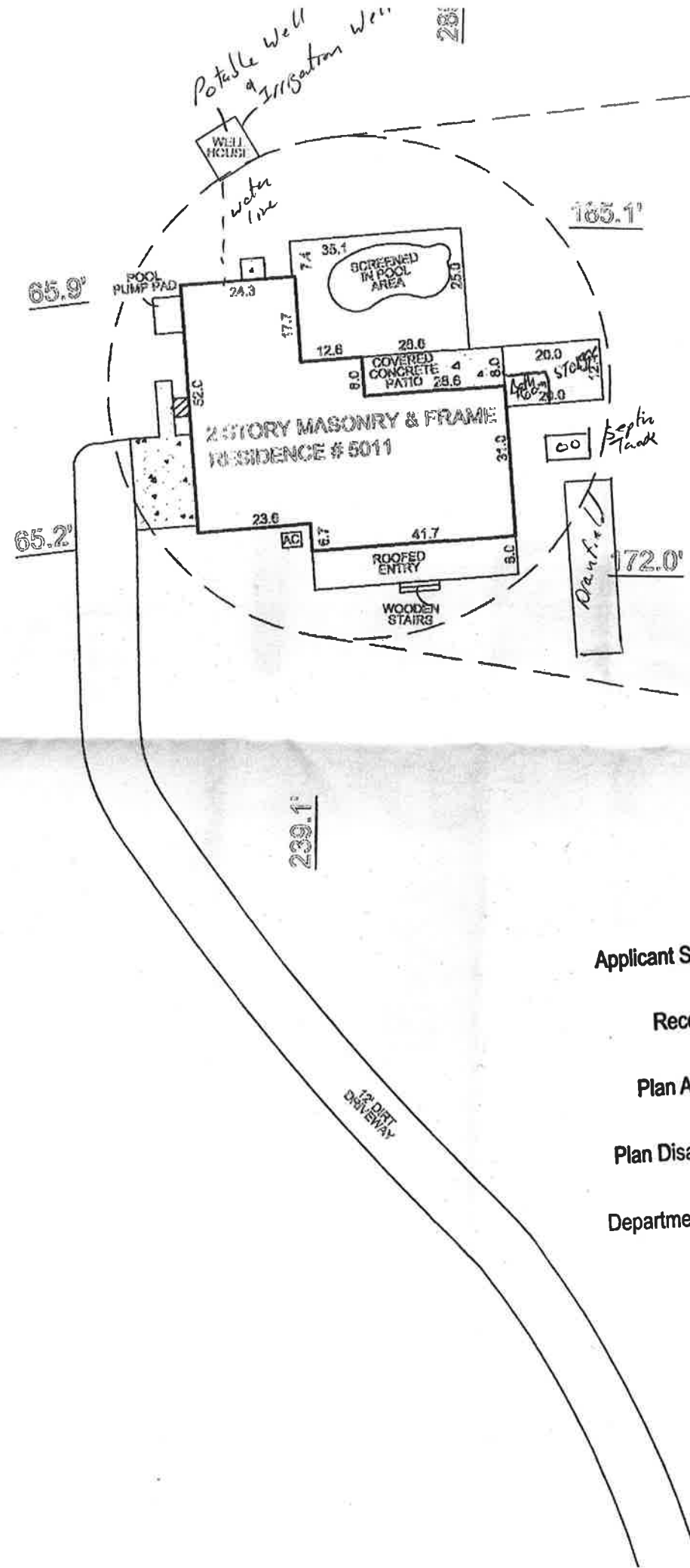


12.4'

1/4" = 1'

NORTH LINE  
LOT 7  
BULOW GRANT

6:24"E  
602.72



Applicant Signature: May H. Davis Date: 3-22-21  
Received by: [Signature] Date: 3/22/21  
Plan Approved: [Signature] Date: 3/29/21  
Plan Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Department of Health in Flagler County

S73°17'55"W

PRIVATE DRIVEWAY FOR LOT #24

PRIVATE DRIVEWAY FOR LOT #23

TO WHOM IT MAY CONCERN

WHISPERING MEADOWS RANCH

HERE ARE SOME FACTS THAT ARE PUBLIC. THE LAND BEHIND THE RANCH AT 5013 JOHN ANDERSON HWY WENT UP FOR SALE. IS OWNED BY MR & MRS JOHN BUREK. THEY HAD A CONTRACT ON THE LAND, BUT THE PARTY BACKED OUT. THE REASON WAS THAT THE RANCH WAS RUNNING A BUSINESS.

FACT THE REALTOR IS COLDWELL BANKER. THE AGENT IS LISA GARDNER  
THIS INFORMATION IS ON THE FOR SALE SIGN.  
LISAGARDNER RE @ G MAIL. COM

FACT THE OWNERS OF THE PROPERTY MR & MRS JOHN BUREK ARE THE ONES WHO FILED THE COMPLAINT WITH THE COUNTY ABOUT THE RANCH RUNNING A BUSINESS. (NOT THE NEIGHBORS). THE OWNERS AND MAYBE A COUPLE OTHERS WANT TO SHUT THE RANCH DOWN. HERE IS THE ADDRESS OF THE OWNERS.  
JOHN + REDEMPA BUREK  
74 RIVER TRAIL  
PALM COAST FL. 32137

RUMOR A LAWSUIT MAY BE COMING DOWN THE ROAD ON RICHARD AND HELENE DAVIS, THE PROPERTY OWNERS, THAT WHISPERING MEADOWS RANCH OPERATES ON. REASON THEY ARE ALLOWING A BUSINESS TO RUN ON THEIR PROPERTY.

COMMISSIONERS GREG HANSEN #2 - DAVID SULLIVAN #3 - ANDY DANCE #1  
JOSEPH MULLINS #4 FLAGLER COUNTY COMMISSIONERS  
DAVID O'BRIEN JR #5 ATT. - - - - -  
1769 E MOODY BLVD  
BUNWELL FL. 32110



FLAGLER COUNTY BUILDING DEPT. 386-313-4002

FLAGLER COUNTY PLANNING DEPT. 386-313-4009

FLAGLER COUNTY DEVELOPMENT 386-313-4084

STATE REP. PAUL RENNER DIST 24 4877 N.W. PARKWAY PALM COAST FL 32137	FLAGLER COUNTY ATTORNEY ATT. AL HADEF 1769 E MOODY BLVD BUNNELL FL 32110 386-313-4005
--	---

COMMISSIONER GREG HANSON IN A PRIVATE MEETING ON 1/17/21 WED. WHEN THE QUESTION WAS BROUGHT UP, DO YOU KNOW ABOUT WHISPERING MEADOWS RANCH? THE REPLY WAS, YES I KNOW THEM. FRIENDS OF MINE LOST THEIR COMMISSION ON A PIECE OF PROPERTY NEXT TO THEM. HE WENT ON TO LET THEM KNOW HIS DISPLEASURE ON THE MATTER, AND THAT HE WOULD LIKE TO SEE THE RANCH SHUT DOWN. FRIENDS PLURAL. WHO COULD THAT BE. ???

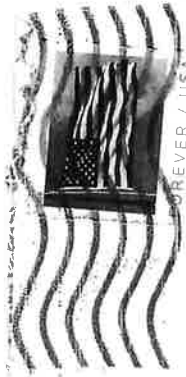
FACT CONKLIN WHICH IS A SCHOOL BOARD MEMBER POSTED ON FACEBOOK. PEOPLE NEED TO WRITE LETTERS TO THE COMMISSIONERS NOW IN SUPPORT OF THE RANCH. AS YOU KNOW THERE ARE OTHER WAYS OF CONTACTING THEM

FACT IN THE FUTURE WE WILL KEEP YOU UPDATED ON THE FACTS. WE WILL GIVE YOU ALL OF THE NAMES OF THE PEOPLE AND EVERYTHING THEY HAVE SAID AGAINST THE RANCH. ITS CALLED TRANSPARENCY. YOU WILL KNOW THEIR HEARTS.

IMPORTANT

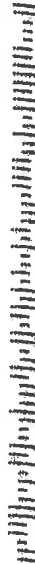
ORLANDO FL 328

1 MAR 2021 PM 6 L



FLAGLER COUNTY BUILDING DEPT  
ATT ADAM MENGEL  
1769 E MOODY BLVD  
DUNNELL FL 32110

92110-635559



To Whom It May Concern:

## THE HEART BEAT OF WHISPERING MEADOWS RANCH

Transparency and Facts are what we are all about.

It all began 13 years ago, God is the architect of Whispering Meadows.

On this one sentence I could close this letter now. A wise person can easily figure out where we are coming from. Only a fool doesn't see the forest before their own eyes.

God is the Commander and Chief, the Head, the Boss and the Architect of the ranch. Under His direction, my wife Helene daughter Kristine and all the volunteers are on the same page. Serve the people.

God will judge me and each and every person who makes a statement for the good of the ranch or the fool who says to shut the ranch down.

By the way there are many so called Gods in this world so I will clearly state that our God at Whispering Meadows is the One and only true God. The Creator of the heavens and the earth and mankind. His son Jesus Christ the One who died for our sins. God's Holy Spirit, the Comforter is with us now.

There is nothing concealed that will not be disclosed or hidden that will be made known. What you have said in the dark will be heard in the daylight, and what you have whispered in the ear in the inner rooms will be proclaimed from the roofs. He who has an ear let him hear.

"D"

Here is a list of all the people who received this letter.  
The Heart Beat of Whispering Meadows Ranch. Now that's transparency.

Group 1

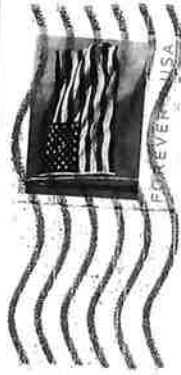
Andy Dance	District 1	County Commissioner
Fred Hansen	" 2	" " "
David Sullivan	" 3	" " "
Joseph Mullins	" 4	" " "
David O'Brien Jr	" 5	" " "
Dennis Bayer		Ranch Lawyer

Group 2

Rep. Paul Renner District 24  
al Hadee Flagler County Attorney  
adam Mengel Flagler County Planning Department  
J. Gardner Tax appraiser  
Colleen Conklin Flagler County School Board  
Flagler County Fire Service  
Environmental Health Department



Whispering Meadows Ranch  
5011 John Anderson Hwy  
Flagler Beach, FL 32136

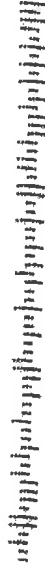


ORLANDO FL 328

8 MAR 2021 PM 6 L

*Flagler County Planning Department  
Attn: Adam Mengel  
1769 E Moody Blvd  
Dunnell Fl. 32110*

32110-635559



Application #3239  
Semi-Public Use  
Whispering Meadow

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAdd	OwnerCityStZip
37-12-31-0000-07040-0010	BOARD OF TRUSTEES OF THE	INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399
37-12-31-0610-00000-0010	FETTY ROBERT C &	AMELIA C TIERNEY-FETTY	5507 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0020	LUMADUE PATRICIA H -TRUSTEE		5501 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0030	LUMADUE PATRICIA H TRUSTEE		5501 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0040	GARGON KAREN ANN & KRISTEN	JAMES	2 WATERMILL PL		PALM COAST, FL 32164
37-12-31-0610-00000-0050	BRAY JOEL		5307 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0060	DAWSON WILLIAM M	& VICKI L H&W	5301 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0070	CONKLING RICHARD D &	DENZALENE T LIFE ESTATE	5207 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0080	KIRBY KIM GLENN &	DIANA W H&W	5201 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0090	KNAPP MICHAEL D &	NANCY J LIFE ESTATE	5107 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0100	WILLIAMS KENDALL GRAHAM &	ELLEN KAHRs WILLIAMS	5101 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0110	MALLORY DUANE L	LIFE ESTATE	5017 JOHN ANDERSON		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0120	DAVIS RICHARD E &	MARY HELENE DAVIS H&W	5011 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0130	SHUMATE JOHN R &	PEGGY W H&W	5505 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0150	BENSON SARAH H	TRUSTEE	5405 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0160	SCHULTHEISS CHRISTOPHER J &	SANDRA KAYE SCHULTHEISS TRUSTEES	5403 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0170	HATHAWAY MATTHEW L & ELIZABETH	D H&W	5305 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0180	FOX HARVEY R &	VICKY M	5303 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0191	BORDER PEGGY J		400 CANOPY WALK LANE #424		PALM COAST, FL 32137
37-12-31-0610-00000-0194	FLAGLER COUNTY BOARD OF	COUNTY COMMISSIONERS	1969 E MOODY BLVD BLDG 2 SUITE 302		BUNNELL, FL 32110
37-12-31-0610-00000-0195	FIRST LAND NORTH LLC		PO BOX 566601		PINECREST, FL 33256
37-12-31-0610-00000-019A	BULOW WOODS UNIT 1	UNDIVIDED INTERESTS BY BULOW WOODS LOT OWNERS			
37-12-31-0610-00000-0200	ALFORD RICKER S III		5203 JOHN ANDERSON HIGHWAY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0210	WATSON ELIZABETH & GEORGE	ROGERS JTWROS	5105 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0220	MYERS ROSEMARY		5103 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0230	THOMPSON WILLIAM F &	CONNIE A	5015 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0610-00000-0240	BUREK JOHN JR &	REDEMPTEA BUREK	74 RIVER TRAIL DRIVE		PALM COAST, FL 32137
37-12-31-0611-00000-0010	GARDNER JOSEPH H &	JOANN H&W TRUSTEES	4028 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0611-00000-0020	NOLLMANN RONALD B &		4026 JOHN ANDERSON HWY		FLAGLER BEACH, FL 32136
37-12-31-0615-00000-0450	COLLIER CARY W & LISA A	COLLIER	41 BULOW WOODS CIRCLE		FLAGLER BEACH, FL 32136
37-12-31-0615-00000-0460	WILSON CATHERINE P TRUSTEE		43 BULOW WOODS CIRCLE		FLAGLER BEACH, FL 32136
37-12-31-0615-00000-0470	ANDERSON FREDERICK B &	ANTOINETTE R H&W	45 BULOW WOODS CIRCLE		PALM COAST, FL 32136
37-12-31-0615-00000-0480	MOSCONI MARK S & ANDREA H	CLAYMAN H&W LIFE ESTATE	47 BULOW WOODS CIRCLE		FLAGLER BEACH, FL 32136
37-12-31-0615-00000-0490	KIEFER SUSAN		PO BOX 1229		FLAGLER BEACH, FL 32136
37-12-31-0615-00000-0500	PALMER JENNIFER D & SEAN R	H&W	51 BULOW WOODS CIRCLE		FLAGLER BEACH, FL 32136
37-12-31-0615-00000-0510	CAUSIER LINDA C & JAMES H	W&H	4027 JOHNS ANDERSON HWY		FLAGLER BEACH, FL 32136
38-12-31-0625-000A0-0010	TANNER JOHN W & MARSHA G		PO BOX 1628		FLAGLER BEACH, FL 32136
38-12-31-0625-000B0-0000	LACY BENJAMIN W IV &	JUDITH S H&W	5100 JOHN ANDERSON		FLAGLER BEACH, FL 32136

I hereby affirm mailed notice to each owner on March 9, 2021 for the Planning Development Board Meeting on April 13, 2021 at 6:00 pm. and the May 17, 2021 at 5:30 pm Board of County Commission hearing.

  
Gina Lemon

**PROOF OF PUBLICATION**

FCOBOCC FLAGLER COUNTY BOARD OF COUNTY C  
Purchasing  
Flagler County Board Of County Commissioners  
1769 E Moody BLVD # 306  
Bunnell FL 32110-6355  
STATE OF FLORIDA, COUNTY OF VOLUSIA

Before the undersigned authority personally appeared, who, on oath says that he/she is LEGAL COORDINATOR of The Flagler/Palm Coast NEWS-TRIBUNE, a weekly newspaper, published in Flagler County, Florida; that the attached copy of advertisement, being a Public Notices in the Court, was published in said newspaper in the issues

03/10/2021

Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida each Wednesday and has been entered as second-class mail matter at the post office in said Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Subscribed and sworn to before on 03/10/2021

*Sana Koritz*  
Legal Clerk

*Vicky Felty*  
Notary, State of WI, County of Brown  
9192

My commission expires

Publication Cost: \$40.42  
Order No: 5635498 # of Copies:  
Customer No: 465546 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC HEARING FOR  
SEMI-PUBLIC USE APPLICATION  
#3239

A request has been made by Dennis Bayer, Esquire as Agent for a Semi-Public Use approval for a non-profit equine facility on land owned by Richard E. Davis and Mary Helene Davis HW, located at 5011 John Anderson Highway and described as Bulow Woods Subdivision, Unit 1, Lot 12, Map Book 26, Page 17 and 18, Public Records of Flagler County, Florida; on parcel #37-12-31-0610-0000-0120. The subject property lies in the R-1 (Rural Residential) District. Semi-Public Uses may be permitted in any zoning district provided application is made to the Planning and Development Board for its review and recommendation to the County Commission for final decision.

Public hearings on the above-captioned matter will be held as follows:

**PLANNING AND DEVELOPMENT BOARD** - April 13, 2021 @ 4:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bunnell, Florida 32110 for recommendation to the Board of County Commissioners

and  
**BOARD OF COUNTY COMMISSIONERS** - May 17, 2021 @ 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bunnell, Florida 32110 for final decision.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to [rlan.ninodest@flaglercounty.org](mailto:rlan.ninodest@flaglercounty.org). Please reference application number above. Copies of the application, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, telephone (386) 313-4009.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.  
NT15625498 3/10/2021

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



[www.flaglercounty.org](http://www.flaglercounty.org)  
Phone: (386)313-4003  
Fax: (386)313-4102

March 9, 2021

ALFORD RICKER S III  
5203 JOHN ANDERSON HIGHWAY  
FLAGLER BEACH, FL 32136

Re: Application #3239 – Semi-Public Use

Dear Property Owner –

As owner of property within 300' of the property referenced herein, the Flagler County Planning Department, in accordance with Section 2.07.00 of the Flagler County Land Development Code, advises you that :

A request has been made by Dennis Bayer, Esquire as Agent for a Semi-Public Use approval for a non-profit equine facility on land owned by Richard E. Davis and Mary Helene Davis H/W, located at 5011 John Anderson Highway and described as Bulow Woods Subdivision, Unit 1, Lot 12, Map Book 26, Page 17 and 18, Public Records of Flagler County, Florida; on parcel #37-12-31-0610-00000-0120. The subject property lies in the R-1 (Rural Residential) District. Semi-Public Uses may be permitted in any zoning district provided application is made to the Planning and Development Board for its review and recommendation to the County Commission for final decision.

You are hereby notified that public hearings for this request will be held as follows:

- **Flagler County Planning and Development Board, April 13, 2021 @ 6:00 p.m. or as soon thereafter as possible in the **Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bunnell, Florida 32110** for recommendation to the Board of County Commissioners**

and

- **BOARD OF COUNTY COMMISSIONERS – May 17, 2021 @ 5:30 p.m. or as soon thereafter as possible in the **Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bunnell, Florida 32110** for final decision.**

Andy Dance  
District 1

Greg Hansen  
District 2

David Sullivan  
District 3

Joe Mullins  
District 4

Donald O'Brien, Jr.  
District 5



You are welcome to attend each of the above referenced public hearings to express your opinion.

Sincerely,

A handwritten signature in black ink that reads "Gina Lemon". The signature is written in a cursive, flowing style.

Gina Lemon  
Development Review Planner III

NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATUM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTAMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.



Mar 29, 2021 at 4:03:47 PM  
4305-4385 John Anderson Hwy  
Flagler Beach FL 32136  
United States



APPLICATION #1228  
**NOTICE OF PUBLIC HEARING**  
THE FLAGLER COUNTY BOARD OF COMMERCE HEARING #11  
FLAGLER COUNTY GOVERNMENT  
SERVICE BUILDING  
1700 N. MONROE BOULEVARD, SUITE 2  
BUNELL, FL 32110  
MAY 12, 2021, 9:00 AM  
SUBJECT: 2021-PUB-002  
PROPERTY: 4305-4385 JOHN ANDERSON HWY  
BUNELL, FL 32110

APPLICATION #1228  
**NOTICE OF PUBLIC HEARING**  
THE FLAGLER COUNTY BOARD OF COMMERCE HEARING #11  
FLAGLER COUNTY GOVERNMENT  
SERVICE BUILDING  
1700 N. MONROE BOULEVARD, SUITE 2  
BUNELL, FL 32110  
MAY 12, 2021, 9:00 AM  
SUBJECT: 2021-PUB-002  
PROPERTY: 4305-4385 JOHN ANDERSON HWY  
BUNELL, FL 32110



**From:** [Dennis Bayer](#)  
**To:** [Adam Mengel, AICP, LEED AP BD+C](#)  
**Subject:** FW: FW: Whispering Meadows  
**Date:** Friday, March 26, 2021 2:44:44 PM

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

Here is the answer to your questions

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)     **386.439.2332**

---

**From:** Kristine Aguirre <kristine@whisperingmeadowsranch.org>  
**Sent:** Friday, March 26, 2021 9:27 AM  
**To:** Dennis Bayer <dennis@Bayerlegal.com>  
**Subject:** Re: FW: Whispering Meadows

Here you go.

1. Maximum # of participants on a given day is 15-20 (includes volunteers)  
Most days we have about 8 kids throughout the day. Typically the schedule is 30-60 minute after school sessions and will have a few riders at a time, e.g. 2:30 (3) kids, 3:00 (2) kids, 4:00 (3) kids.
2. Number of Parking Spaces (3) Wheelchair Accessible Parking, plus 20 parking spots. Total of 23 parking spots.
3. Hours of Operation: By Appointment Only  
Monday 8-4:30  
Tuesday CLOSED  
Wednesday 9-4:30  
Thursday 9-4:30  
Friday 9-4:30  
Saturday 8-11am  
Sunday CLOSED

ADA COMPLIANT...YES.

4. A topic that keeps coming back to us, is the # of horses we have on the property. Please share this info with Adam. **We are not a rescue facility.** We have 4 horses and 1 pony. We have never exceeded this number. Each horse has gone through extensive training and screening for the therapy work they participate in. We will have our Vet write a letter to the outstanding care and health of our horses and grounds if that is necessary.

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)     **386.439.2332**

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**From:** Kristine Aguirre <[kristine@whisperingmeadowsranch.org](mailto:kristine@whisperingmeadowsranch.org)>

**Sent:** Wednesday, March 24, 2021 3:49 PM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: FW: Whispering Meadows

Ok Tuesday is a great day as we do not have riders on that day. It is very quiet at the Ranch.

We heard from Elizabeth Hathaway (through a mutual friend) and she stated that Tanner has spoken to her regarding the Ranch in the recent past. He stated to her that our events would be better suited over at the Flagler County Fairgrounds for various reasons.

It's interesting that he feels so inclined to speak with our neighbors regarding the Ranch but has never reached out to us with his concerns or recommendations.

I hope Tanner will make the effort to meet soon.

On Wed, Mar 24, 2021 at 12:41 PM Dennis Bayer <[dennis@bayerlegal.com](mailto:dennis@bayerlegal.com)> wrote:

Tanner can not make Friday.

I am aiming for Tuesday at 4:30 at the ranch



Dennis

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

---

**From:** Kristine Aguirre <[kristine@whisperingmeadowsranch.org](mailto:kristine@whisperingmeadowsranch.org)>

**Sent:** Tuesday, March 23, 2021 7:11 AM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: FW: Whispering Meadows

Friday is fine.

He is available anytime this week and will change his schedule to make it work

On Mon, Mar 22, 2021 at 4:27 PM Dennis Bayer <[dennis@bayerlegal.com](mailto:dennis@bayerlegal.com)> wrote:

I will reach out to Tanner. How about this Friday at 3:00 ?

The Planning Board hearing allows us the chance to make a presentation after the staff report. I confirmed Friday with Adam that he has all of the material he needs.

Then the public is allowed to comment. I get the final argument before the Board votes.

Dennis

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

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**From:** Kristine Aguirre <[kristine@whisperingmeadowsranch.org](mailto:kristine@whisperingmeadowsranch.org)>

**Sent:** Monday, March 22, 2021 3:56 PM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: FW: Whispering Meadows

Hi Dennis,

Here is my Dad's phone #. (386) 503-6498, he is waiting for the call to meet with Mr. Tanner.

A few thoughts.....when you have a moment.

Would it be possible for you to stop by the Ranch one morning or afternoon so I can show you around before the meeting?

How does the planning and development meeting work?

Will we have an opportunity to talk?

Should I have the site plan and pictures blown up to a larger size?

I understand the complainants and opposition will be there, we are planning on having people there to speak on our behalf.

What are the most important points that we must drive home? by appt. only, attendance, reach in the community, etc.

What are the chances of the County working with us if we are denied?

Do you think I should reach out to the County Commissioners inviting them to visit Ranch?

Could you please inquire about the Planning and Development Board having (2) agents from Coldwell Banker and if that is a conflict of interest..

1. Michael C. Boyd. Cattleman's Association
2. Mark Langelo. Commercial Developer M&M Development
3. Timothy Conner Attorney
4. Anthony Lombardo Coldwell Banker Real Estate
5. Mike Goodman. Palm Coast Entrepreneur Captain's BBQ
6. Jack Corbett. Coldwell Banker Real Estate

On Thu, Mar 18, 2021 at 9:40 AM Dennis Bayer <[dennis@bayerlegal.com](mailto:dennis@bayerlegal.com)> wrote:

Here is Tanner's response

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

---

**From:** John Tanner <[tanner4freedom@gmail.com](mailto:tanner4freedom@gmail.com)>

**Sent:** Wednesday, March 17, 2021 5:37 PM

**To:** Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)>

**Subject:** Re: Whispering Meadows

Dennis, I would like to meet with you and Dick. What he's doing is a good thing, he is just doing it in a residential neighborhood and that exception could open the floodgates to a myriad of small businesses. That would negatively affect property values, safety and quality of life in our neighborhood. Let me know when you want to meet. John

On Mar 17, 2021, at 5:14 PM, Dennis Bayer <[dennis@Bayerlegal.com](mailto:dennis@Bayerlegal.com)> wrote:

John

I received a call this morning from my clients who own Whispering Meadows. I know that you had mentioned this issue a few weeks ago in my office.

My concern is that my clients have been informed that you are involved with the opposition to the continued use by my clients. I would like to arrange a meeting with you and my clients to discuss. Let me know your thoughts

Dennis

**Dennis Bayer**

Attorney at Law | Circuit Court Mediator | Bayer Law

**109 South 6<sup>th</sup> Street, Flagler Beach Fl., 32136**

[Dennis@bayerlegal.com](mailto:Dennis@bayerlegal.com)    **386.439.2332**

Whispering Meadows Ranch  
5011 John Anderson Pkwy  
Flagler Beach, Florida 32136

January 19, 2021

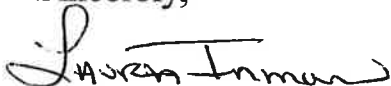
To Whom It May Concern:

I am the mother and legal guardian of a young man with a developmental disability. For many years I have been his advocate and worked to navigate the difficult road of helping him find meaningful work and educational experiences to improve the quality of his life. I have consistently impressed the importance of work to my son, and he let me know that he was ready!

Sadly, once Ben was graduated from a high school for those with special needs, we ran into road blocks for supervised job placement with the State of FL Voc Rehab system due to funding cuts. However, my son has had a wonderful opportunity to do meaningful work through the various activities offered at the Whispering Meadows Ranch owned by the Davis family.

Supervised work on the grounds and with horses, arts and crafts, games and other activities have been offered as tailored to the participants with an overall caring and concern for them as individuals. In addition, this program has made an ongoing effort to be integrated with and earn respect of the surrounding community. I sincerely hope that this great program can continue its operation for as long as possible!

Sincerely,

A handwritten signature in black ink that reads "Laura Inman". The signature is written in a cursive style with a large initial "L".

Laura Inman





140 S Beach Street, Daytona Beach FL 32124,  
P.386.383.4562, F386.256.2320

To Whom It May Concern:

We are writing this letter in support of *Whispering Meadow's Horse Ranch*. Hope Behavioral Services of Volusia, provides pediatric Applied Behavioral Analysis services (ABA therapy) to children with Autism Disorders in Volusia and Flagler County.

For the past two years, we have worked with families and caseworkers from Children Medical Services and referring children to *Whispering Meadow's Horse Ranch*, for equine therapy in addition to ABA therapy.

We are doing so because Kristine and Ms. D's philosophies on supporting and strengthening children and families with special needs children aligns with our mission.

Equine therapy is a prescribed, specialized service in addition to ABA services, and is used because it has a positive input on our client's cognitive function as many of our common patients developed patience, are more responsible and developed more self-control and emotional control, in addition to growth in their language and speech abilities.

We have seen such a huge improvement in our common patients for the past few years that we are continually will let our caseworkers, staff and families know about this amazing program. We are looking forward to many more years working together with Kristine and the entire *Whispering Meadow's Horse Ranch family*. On the common project of providing Hope, Passion and strengthen individuals with special needs of all ages and their families.

Sincerely

**Will Wallace**

Director and Owner of Hope Behavioral Services of Volusia

49 River Trail Drive  
Palm Coast, FL 32137  
January 26, 2021

To Whom It May Concern:

My husband and I have been volunteering at Whispering Meadows Ranch since 2003. <sup>13 DSM</sup> New to Palm Coast, we initially visited to see a Fall Festival they had going on. We went to the festival, and have never left. I can actually feel my blood pressure lower as I simply turn off of John Anderson Highway into the driveway.

Whispering Meadows...where do I begin? The fact the no one takes any type of salary, and everyone works so tirelessly, especially Kristine and her parents Helene and Richard Davis. That in itself is amazing. Everyone, from the children, to their parents, to the volunteers, to the "work crew" of young people associated with the Flagler schools is treated with infinite patience and kindness. It truly is an oasis of peace in our crazy world. Groups of our country's veterans visit.....frequently experience a mental healing from the caring, the peace, the outstanding horses and the environment.

I am a parent, and remember cherishing the first words my child said. Those first words were understandable at 12 months. Now, imagine having your child be non-verbal, in addition to a number of other health challenges. I have witnessed a five year old say his first words on the back of a horse. So incredible, so powerful, and so moving. My eyes moistened when it occurred...the mom started crying full tears of joy! To see wheelchair bound young man on the back of a horse, (with the help of four volunteers) and then several months into riding start to take a few steps....miracles happen big time at Whispering Meadows. It truly is a special, God filled place, like none other that I know of.

I feel privileged to be a small part of the many volunteers. This is only the beginning of the many stories and miracles I can tell you about..I will be happy to talk to anyone at any time about Whispering Meadows Ranch. It would be a disservice to many special needs people if they were not permitted to continue their work.

Thank you.

Respectfully,

  
Dona Manuck

386-225-4000 home

860-305-2173

To Whom It May Concern:

My name is Priscilla and I am a mother to an autistic non-verbal child named Alex. I wanted to express my experience at the Whispering Meadows Ranch and how it has influenced my son Alex.

Alex was learning how to do work on the ranch. It taught Alex to become independent and helping with chores in his home. Alex was learning to interact with others, which is such an educational experience because he is non-verbal.

Please find it in your hearts and understand the needs for the ranch to stay open. The children with special needs have a beautiful environment to learn and volunteers that provide services they need. It also develops skills the children need to succeed in school and in life.

Sincerely,  
Priscilla

January 27, 2021

To: Flagler County

From: Ruth Leskovich

Re: Property at 5011 John Anderson Blvd.

I understand that Flagler County has requested the Davis family apply for a special land use permit in order to continue their 13-year ministry program for the disabled.

As a Flagler County resident and a volunteer for the Monday morning class for the disabled adults, I have seen an amazing variety of uplifting changes for the participants—whether it's saying a few words for the non-verbal, helping others to accomplish tasks/chores or even watching the participants learning to share and enjoy the fellowship of others. Should the County lose this program ministry, a great void would develop in the lives of the participants and their families. I am unaware of County program that offers all that 'The Ranch' offers: outdoor time, exercise, fellowship, task orientation and team support from all the participants.

Monday mornings ring out with the words: “Teamwork makes the Dream Work”. I would ask the the County adopt the same mission and help the Davis family continue this enriching program rather than attempt to eliminate this ministry.

Respectfully,

Ruth Leskovich  
646 Elk River Dr.  
Ormond Beach, FL 32174

cell: 412.877.3106  
email: ruth2222@gmail.com



January 21, 2021

Re: Whispering Meadows Ranch  
5011 John Anderson Hwy  
Flagler Beach, FL 32136

To Whom it May Concern:

My husband's 45 year old brother, Jason, came to live with us in September of 2019 after their father became ill.

Jason is non-verbal autistic with the mental capacity of a three year old.

A friend from church knew we were looking for a program to enroll Jason and she gave me Mr. D's telephone number for Whispering Meadows.

Imagine my delight and surprise when Mr D. assured me there would not be a fee for his Monday visits as the ranch was a non-profit organization!

Jason seems to find purpose when we show up on Monday mornings! He works with the other "kids", Mr. D. and the many volunteers who always make us welcome! I have even had the opportunity to volunteer my time on Mondays!

This wonderful group of people have become family to us! We hope Whispering Meadows Ranch continues to offer their amazing love for the community!

Sincerely,

A handwritten signature in cursive script that reads "Gail Norris". The signature is written in black ink and is positioned above the printed name.

Gail-Norris



## *From Buddy's Place*

5207 John Anderson Way, Flagler Beach, FL 32136-5517 - 386-439-3251 -  
[rconkling1@cfl.rr.com](mailto:rconkling1@cfl.rr.com)

*Flagler County Commissioners:  
1769 E. Moody Blvd #2  
Bunnell, FL 32110*

*Dear Sir*

*I am concerned that there seems to be some question about the use of the land by the Whispering Meadows Ranch. The "Ranch" is a non-profit operation which provides a valuable service in Flagler County. As a nearby neighbor they on occasion will bring down one of two of their horses and let them graze in my yard.*

*My wife and I occasionally make donations to the ranch in support of the work they do. The Palm Coast Kiwanis club has cooperated with the "Ranch" and held service days at the ranch along with the High School Key Club and the Middle School Builders Club.*

*I have been to the ranch numerous times and always found the place to be maintained in top condition. Flagler County is fortunate to have such a program serving its residents.*

*Respectfully,*

*Richard D. Conkling*  
Dr. & Mrs. Richard D. Conkling

January 28, 2021

To Whom It May Concern,

I'd like to take this opportunity to introduce myself. My name is Lynn Ann Rossmeyer and I am the proud mother of two boys ages twelve and fifteen.

Before becoming a mother I was an ESE teacher in Florida for sixteen years, I attained a graduate degree in Varying Exceptionalities, was a UCF Adjunct Professor, a College Intern Coordinator, an ESE Supervising Teacher, was the facilitator of after school tutorials for ESE students, and now I minimally consult as a Senior IEP Advocate for Pam Lindemann, founder of The IEP Advocate.

The experience listed above merely touched the surface of what I would require to raise two boys with varying exceptionalities. My youngest son is on the spectrum. He was diagnosed at 26 months. Since that time he has had extensive occupational therapy, speech therapy, language therapy, play therapy, endless diets, and costly supplements. We have endlessly searched for developmental pediatricians specializing in ASD and under their direction have completed many evaluations and medical tests that would hopefully offer us further critical information. Since he was three years old our educational pursuits have included a Family Educational Plan, participation in Extended School Year, an Individual Education Plan in place, a professional educational advocate for our family, and a service dog that goes everywhere with him. This journey is not for the weak and is extremely costly. Fortunately, I did have some experience, training, a support system, the ability to become a stay at home mom, and a family income to support the situation, demands, and needs.

Some of the biggest achievements, successes, progress, and periods of growth have come since being under the care of Dr. Julie Buckley, his professionally trained service dog Rainbow, and participating in weekly equine therapy sessions at Whispering Meadows Ranch.

He has been riding at the ranch for years now. Not only does it help him to build core strength, balance, and coordination, but the ranch directly positively impacts his social skills, communication, and expressive language interactions. After his weekly riding sessions, Gannon feels accomplished, proud, confident and most of all loved by the Davis Family and the devoted volunteers.

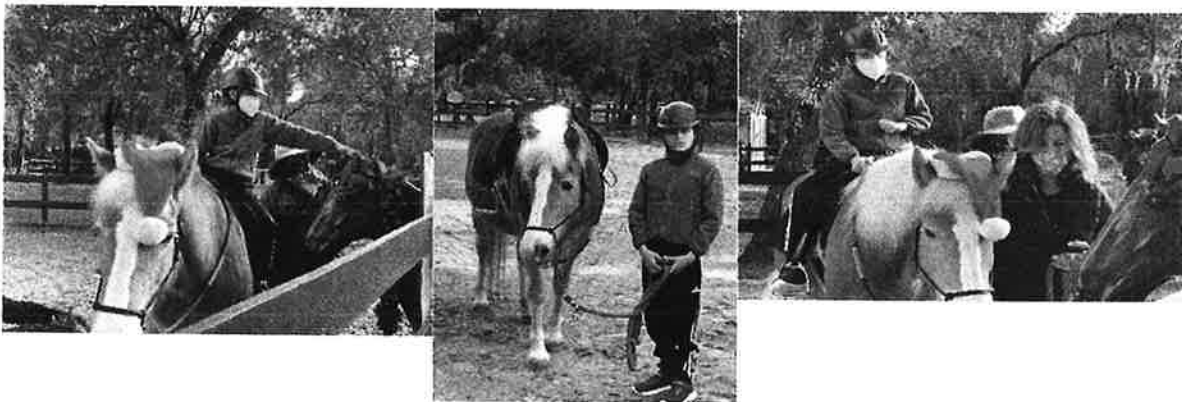
I'd like to also share that I am a very confidential, private person. I do not share the information in this letter lightly. I am a perfectionist. I have high standards and expectations especially of those that are directly interacting with my son. I am critical and observant. I require things to be safe, clean, respectful, efficient, meaningful, consistent, productive, kind, peaceful, and professional.

With that being said, I have always found the Davis Family and Whispering Meadows Ranch to be all of the above. They go over and beyond for their students, families, volunteers, and animals. Their charge for weekly riding therapy is very affordable, especially if it is compared to other similar programs that I've researched. I honestly do not know how they maintain the ranch on such nominal fees.

The ranch and family standards are high. The ranch is spotlessly clean, safe, and quiet. The equipment used for the therapy, horses, and students is up to date, clean, and safe. I'd also like to add that the volunteers that I have observed over the years are held to the same high expectations as well.

Lastly, this family and ranch do not just stop with their weekly equine therapy sessions. They provide so much more for their families, volunteers, and students.

This family, ranch, and therapy has become an absolute godsend. To not have it available to the current and future riders would be devastating. I cannot think of one solid reason why this establishment should not be permitted to continue to operate and serve the exceptional students in our community.



Thank you for your time.

Sincerely,

Lynn A. Rossmeyer

1/27/2021

From: Patricia Worley, 2550 Coconut Blvd, Bunnell FL 32110  
To: Whom it may concern

Patrick Klarich started attending the Whispering Meadow Ranch in 2014. He was filled with so much joy upon visiting for the first time that I continued allowing him to partake in special events on Mondays and Wednesdays. He felt so special participating in events and meeting new people that later became his friends. Although Patrick assisted in cleaning horse stables and raking leaves, he was also able to learn more about the bible and Jesus. Mr. Dick Davis ran a wonderful ministry for the kids, which they enjoyed very much.

Not only did Mr. Davis allow the children to partake in activities on Mondays and Wednesdays, but he also arranged Christmas parties, fall festivals, and crafts for the children yearly. He also provided birthday gifts for the children out of the kindness of his heart.

It breaks my heart that someone would try to take this joy away from the kids and volunteers that attend Whispering Meadow Ranch. Patrick always looked forward to attending, and he enjoyed sharing his experience with close family and friends. Visiting the ranch not only made Patrick feel special, but it made him feel like a normal human being. What parent would take this joy away from children, especially those with special needs viewed differently in society? What parent would not enjoy witnessing the joy that a place brings their child after each visit? The thought of taking away this joy from Patrick and his friends is indescribable. I pray that Mr. Dick will continue to be a blessing for children, especially ones like Patrick.  
Sincerely,

*Patricia A. Worley*



February 9, 2021

To whom it may concern,

I am writing this letter in support of the Flagler County Commission granting Whispering Meadows Ranch a semi public use permit.

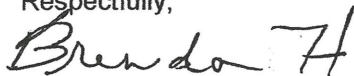
Whispering Meadows Ranch's mission is to provide equine-assisted therapies and activities for those with special needs and disabilities. Over the years of service the Ranch has expanded its reach in the community to provide programs for our local veterans and children in foster care.

I have been involved with Whispering Meadows Ranch as a volunteer and fundraiser for many years and have experienced the Ranch's commitment to its mission. I have participated in many events hosted at the Ranch celebrating the uniqueness and diversity of the children and adults it serves. I have seen firsthand the wonderful things that the volunteers do and how they help those with special needs and disabilities reach their capacity. I have seen the smile on the children's faces and the pride in their parent's hearts as they see their child accomplish things they never thought possible. And the Ranch and its volunteers do this every single day, with love, patience and respect for those they serve. Who among us can say they contribute to the world in such a way.

I also am aware of the Ranch's personal commitment to being a good neighbor and its commitment to the community. I was on the Board of Directors of the Gal7 Foundation, Inc several years ago. One of the Foundation's missions was to provide children in foster care with summer experiences such as swimming lessons, camp, and day trips. Many of the foster children wanted to have experiences with horses. The Foundation quickly found out there were no local programs available we could afford to fund. Whispering Meadows Ranch agreed to develop a summer program specifically for the foster children at a daily fee we could afford. Because of the Ranch, many foster children had a very enjoyable "Experience at Horse Camp" instead of being bored at home.

Whispering Meadows Ranch is a valuable asset to our County and to the children and adults it serves. The need for the services provided by the Ranch is here and will continue to be needed as the County grows. I encourage you to approve the semi public use permit and allow this wonderful group of volunteers to continue their mission helping those with special needs and disabilities in our County.

Respectfully,

A handwritten signature in cursive script that reads "Brenda H". The signature is written in black ink and is positioned above the typed name.

Brenda Hagedorn  
327 N 12th Street  
Flagler beach, Fl 32136

February 9, 2021

To whom it may concern,

We have lived next to Whispering Meadows Ranch for four years and have nothing but praise for them. They are great neighbors in all aspects. They keep the facilities up very nicely, are friendly and will help others when needed. The volunteers are friendly and seem to take pride in maintaining the facilities for the children.

You may need to take time and go there when they are having a function and see the smiling faces of the children as they ride the horses and play on the grounds.

The children are all "Special Needs" and it is great to have an organization that provides such pleasure to them.

Before you reach decision, go and see what is really going on.

Sincerely,

*Jim Causier*  
*Linda Causier*

Jim and Linda Causier

2/11/21

To Whom Ever That may concern,

As an aunt to a niece with a rare disease, I know first hand how wonderful programs like the one at Whispering Meadows are. They offer opportunities for improvement in mental & physical health both through physical activity and through joy one is afforded in the company of animals so strong yet gentle & heart.

I strongly encourage you to maintain Whispering Meadows Ranch ability to operate by providing approval of semi-public use of land.

The health and hope a facility like Whispering Meadows offers is truly irreplaceable and should be supported 100%!

Sincerely Yours,

Kare S. Huey, RN, BSN, CCM.

21 Bulow Woods Circle  
Flagler Beach, FL

32136

T: 203-623-9779

Kathleen James  
23 Sea Harbor Drive, W.  
Ormond Beach, Florida  
(301) 509-3132

February 17, 2021

To Whom it may Concern,

My name is Kathleen James and I have been volunteering with Whispering Meadows Ranch since September, 2019 when my husband and I retired and relocated to Ormond by the Sea.

The relocation was not an easy transition for me as it was unfamiliar and we knew very few people. I was also dealing with a difficult family situation. I was looking to volunteer and have always loved animals. As soon as I walked through the gates of Whispering Meadows Ranch and was introduced to the Davis family (including the horses) I felt a sense of family, peace and well being.

Being with the horses, the children and the Monday adult group has brought me great pleasure and has been one of the most rewarding things I have ever done in my life.

Not only do the Davis' work with children and adults with special needs, they also host the equine therapy portion of Gratitude America's twice a year retreat. It is amazing to watch these young, post 911, combat veterans interact with the horses. It is a fun event and everyone has a wonderful time.

I am married to a Veteran, I have worked with Veterans and love Veterans. I simply can not admire the Davis' more for their service and giving to the community. They have become family and I love them dearly.

Those feelings of family, peace and well being continue and grow each and every day I walk through those gates.

Sincerely,

Kathleen C. James



TO: Flagler County Commission  
FROM: Jan Brock and Casey Brock  
RE: Permit for Semi Public Use  
DATE: January 31, 2021

I was surprised to hear that after 13 years in operation as a nationally accredited horse assisted therapy organization, that Whispering Meadows Ranch finds itself in a battle to continue its mission. This ranch is operated by a family that is dedicated to the mission of providing a much needed service to children and adults with a wide range of disabilities, as well as military veterans. Equine Assisted Therapies embodies all three major therapies - physical therapy, occupational therapy and speech therapy - that benefits people with physical and mental disorders. Riding a horse, under the careful supervision of trained teachers, provides motor and sensory input for many disabled individuals that has been proven to show not only sensory improvement but also neurological gains.

The staff at Whispering Meadows goes through a rigorous training program in order to become certified and able to work with the individuals served. This is a top notch facility for its riders and it offers outstanding care for its horses. My daughter has Autism and has been riding at Whispering Meadows for several years. She has made enormous positive strides under the guidance of the staff and family.

I do not understand why this permit has become a sudden issue, after 13 years of operation. Whispering Meadows runs a program that, to my knowledge, has not had even one "problem" as an Equine Assisted Therapy provider.

Remember, this is the only facility within a large territory to offer these much needed services. I would say it is quite telling that clients from as far as Jacksonville and Orlando travel to Whispering Meadows for its services.

I would think Flagler County would be happy to have such a needed provider of such a needed service within its County. Please don't discourage goodness - encourage it by granting Whispering Meadows Ranch its permit for semi-public use!

Dear Flagler County,

As a Flagler County Educator for almost 28 years, I have been involved with a number of nonprofits that benefit our community. But none have had the impact that Whispering Meadows has had for the past 13 years.

Through their programs they have provided a variety of opportunities to a wide range of citizens. While their therapy programs focus on the needs of children and adults with disabilities, the ripple effect impacts their families, volunteers and the community.

I have witnessed first hand the positive changes in participants as they interact not only with the horses and their handlers, but with the natural environment that the ranch provides. No matter the disability, the experiences they participate in increase confidence, physical abilities and mental health.

Over the years our FFA Chapter has assisted with many activities and our members have volunteered as grooms, horse walkers and more. Watching my students interact with the Ranch guests warms my heart. "Learning to Do, Doing to Learn, Earning to Live, Living to Serve" is the National FFA motto. As our members dedicate their time to Whispering Meadows, they truly learn the meaning of Living to Serve.

On behalf of our members, the community and the Ranch I fully support approving Whispering Meadows Ranch's Semi-Public Use of Land. Application.

Thank you for your consideration.

Johanna Davis

Bunnell FFA Advisor

Flagler Palm Coast High School

Agriscience and Veterinary Assisting Program

Phone 386-437-7540 x 1631

School Website - <https://fpcbulldogs.com/>

Bunnell FFA Website - <http://bunnellffa.theaet.com/AETHome.aspx?ID=28346>

Follow us on Facebook, Twitter (bunnellffa) and Instagram (bunnellffa)

Flagler County

Re: The "Semi-Public Use" Application for the Whispering Meadows Ranch

To whom it may concern,

For our adult daughter with special needs, the Whispering Meadows Ranch is her "Disney World" for 45 minutes every week ... A Magical, Loving, Learning, Breathtaking and Peaceful Environment. On the first day, Mrs. "D" introduced her to "Star," a beautiful, tall, strong and compassionate thoroughbred horse. From the moment they met, there was an immediate connection; a gentle, loving bond. Mr. & Mrs. "D", Kristine, all of the volunteers/staff and horses have given her the opportunity to overcome fear, gain confidence, learn new equine/life skills, talk, laugh and most of all enjoy going back every week to spend time together! The program is a true gift from their hearts! As a family, we are grateful, blessed and look forward to continuing to be a part of the Whispering Meadows Ranch Equine Therapy Program here in our community of Flagler County.

Sincerely,

The Mazzella Family

**From:** [Jerry Cameron](#)  
**To:** [Joseph Mullins](#)  
**Cc:** [Adam Mengel, AICP, LEED AP BD+C](#); [Jorge Salinas](#); [Heidi Petito](#)  
**Subject:** RE: Whispering Meadows Ranch  
**Date:** Monday, March 1, 2021 8:00:26 AM  
**Attachments:** [image006.png](#)  
[UGov\\_281c3052-c4cf-45e7-8fc9-ef3916cbd4fc.png](#)

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In order to continue operations in the future they must seek and the Board must approve a classification as "A Semi-Public Use". While their application is pending they will be allowed to continue operations.

**Jerry Cameron**

Flagler County Administrator

E: [JCameron@flaglercounty.org](mailto:JCameron@flaglercounty.org) | V: 386 313-4135 | W: [www.flaglercounty.org](http://www.flaglercounty.org)



**Flagler County Board of County Commissioners**

1769 E. Moody Blvd, Bldg #3  
Bunnell, FL 32110



***Flagler County's mission is to efficiently deliver the highest quality customer-focused services, to include safety and security, and create the greatest value to our community through integrity, innovation, and a culture of collaboration.***

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**From:** Joseph Mullins <[jmullins@flaglercounty.org](mailto:jmullins@flaglercounty.org)>  
**Sent:** Sunday, February 28, 2021 8:26 AM  
**To:** Jerry Cameron <[JCameron@flaglercounty.org](mailto:JCameron@flaglercounty.org)>  
**Subject:** Fwd: Whispering Meadows Ranch

Are we threatening to shut this down?

The Mullins Companies  
Joe Mullins  
311 N. Pine st.  
Bunnell, FL. 32110  
CEO  
706-829-8638  
<http://www.themullinscompanies.com>

**Joseph Mullins**

County Commissioner District 4

E: [jmullins@flaglercounty.org](mailto:jmullins@flaglercounty.org) | V: 386-313-4001 | W: [www.flaglercounty.org](http://www.flaglercounty.org)



**Flagler County Board of County Commissioners**

1769 E. Moody Blvd., Bldg #2

Bunnell, FL 32110



***Flagler County's mission is to efficiently deliver the highest quality customer-focused services, to include safety and security, and create the greatest value to our community through integrity, innovation, and a culture of collaboration.***

Begin forwarded message:

**From:** [eightball.vtwin@yahoo.com](mailto:eightball.vtwin@yahoo.com)

**Date:** February 27, 2021 at 1:14:26 PM EST

**To:** Joseph Mullins <[jmullins@flaglercounty.org](mailto:jmullins@flaglercounty.org)>

**Subject:** Whispering Meadows Ranch

**Reply-To:** "[eightball.vtwin@yahoo.com](mailto:eightball.vtwin@yahoo.com)" <[eightball.vtwin@yahoo.com](mailto:eightball.vtwin@yahoo.com)>

**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

Dear Commissioner of Flagler County

My former stepson, Brandon Currier, is the original young man to start the program at Whispering Meadows Ranch. The Work program and Riding therapy program has benefitted Brandon's life on many levels for Brandon was born with Cerebral Palsy and Autism. By participating at Whispering Meadows Ranch and learning to take care of the horses, Brandon has developed his social skills, made friends, and has a place to go where he feels he belongs. By the programs and all the love he gets from the horses plus the kindness from the volunteers, Whispering Meadows Ranch has helped Brandon through some difficult times in his life. When Brandon first started with the program he was afraid of horses, but Kristen worked with him and his now favorite horse Star until he was no longer afraid. Now Brandon looks forward to going to the ranch every week and gets upset when he is unable to go.

By shutting down Whispering Meadows Ranch, you will be taking away a program that offers so much to individuals with disabilities not to mention this is



the only program they have in Flagler County that offers these programs. The Ranch even has programs that includes veterans and children that are in foster care. Whispering Meadows Ranch is a great asset to Flagler County for it teaches confidence, social skills, structure and so much more.

So, I plea will you to please find it in your heart to keep Whispering Meadows Ranch open for my former stepson, Brandon, individuals with disabilities, the veterans that have served our country, and all the others that Whispering Meadows Ranch has changed their lives.

Thank you for taking your time and consideration in reading my concerns in regards to Whispering Meadows Ranch.

Best Regards,

Bonaventure Pinto

[Sent from Yahoo Mail on Android](#)

Mike and Nancy Knapp  
5107 John Anderson Hwy.  
Flagler Beach, FL 32136

To the County of Flagler:

Subject: Whispering Meadow Ranch

Mike and I have lived at this address for 40 years. We live a few doors down from the Whispering Meadows Ranch. For years we knew they were there but had no idea (because they are such good neighbors) what they were all about. About five years ago I went online to look them up and see what they did.

In the summer of 2019 I happen to be going out my drive when I saw a lady in front of their property with a horse. I had my granddaughter with me and wanted her to see the horse. The lady was very kind and let her pet the horse and invited us back to see their facility. I was very impressed. I was amazed at what they had back there and as a neighbor had no idea what a great facility they had and what great work they do. I was hoping to have my granddaughter do volunteer work the following summer. Of course that was this year with the pandemic so we did not pursue it.

We fully support their application for "semi-public use of land". They have been great neighbors and I have no doubt they will continue to do so while offering a great service to Flagler County.

Sincerely,

  
Nancy and Mike Knapp

From: **ROBIN SULLIVAN** robinbs52451@gmail.com  
Subject: Whispering Meadows Horse Ranch  
Date: Today at 12:24 PM  
To: Helene Davis sunrisewithgod@aol.com

**Dear Mr. and Mrs. Davis,**

I have such a heavy heart hearing the disturbing news of what you are going through. As a volunteer participant in many of your activities, it shocks me that anyone could put you through all of this.

These folks obviously do not understand what you do for our communities near and far. Your service to handicapped children of all ages is a beautiful thing. So many have become stronger because of your Equine therapy through your horses. To see the joy on their faces is totally amazing. I've been moved to tears with their happy faces!

The force behind this action is all about money. If they could only come and see what you are doing, maybe they would be moved to see your mission!

No one is being paid, it is all volunteer. The children are not charged for your services. This is your private residence and you have been kind enough to open it to those who need help.

My husband and I are praying that this situation will clear up without any lawyer having to step in. You are good, God loving people who love these precious children. I am so proud of the work you are doing. God, please continue to bless these wonderful people.

**Robin Sullivan, Chairwoman  
Women of the Church  
Hammock Community Church**

February 14, 2021

To Whom It May Concern:

I am writing in support of the Whispering Meadows Ranch. I am firmly opposed to any legislation, zoning issues or other county mandates that are an attempt to close Whispering Meadows.

I am a retired Registered Nurse with 25 years of employment with a non profit pediatric medical practice, Rocky Mountain Youth Clinics,(RMYC) in the Denver Colorado metropolitan area. The mission of the organization was to serve underserved children whose families could not afford primary healthcare.

I have been volunteering at Whispering Meadows Ranch for the past two years. The ranch offers services to children who have special needs ranging from emotional, cognitive, developmental and physical. I have witnessed the relationships between the children and the horses and the changes for the children as a result of these relationships. The children learn to trust, new skills, build confidence and feel supported in ways they have never experienced. Their smiles alone, speak volumes to the benefits of this program.

Any effort to close the ranch will deprive these children of these life changing experiences. The youth of our community are vulnerable and in need of structure and consistency and I urge you to strongly consider the void that the youth will experience if Whispering Meadows cannot continue its mission.

Respectfully submitted,

  
Carole Saylor

2-9-21

To Whom It May Concern:

My special needs son Joshua has been attending Whispering Meadows Ranch for 8+ years. That's one of the main activity he actually enjoys doing with the horses and it very beneficial to him. He his a freshman in high school now and from elementary to middle school the yearly field trips with his peers to Whispering Meadows Ranch was the only trips they would go on that was a highlight for him. The ranch is a family to us and in the pass when they hold an event he was able to play with other kids like him without people judging or staring at the kids. He is in a safe place at the ranch with people who truly love what they do. I don't trust a lot of people with him because he can't explain if something happens to him but I do trust and appreciate everyone at the ranch.

Sincerely  
Agnes Powell



**From:** [Marta Diaz](#)  
**To:** [David Sullivan](#); [Andy Dance](#); [Gregory Hansen](#); [Joseph Mullins](#); [Donald O'Brien](#); [Al Hadeed](#); [Adam Mengel, AICP](#),  
[LEED AP BD+C](#); [Jerry Cameron](#)  
**Subject:** Application #3239 for Semi-Public Use - Whispering Meadows Ranch  
**Date:** Monday, March 29, 2021 9:02:33 PM

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

It has come to our attention that the current business being operated at Whispering Meadows located at 5011 John Anderson Hwy., has filed an application seeking approval for Semi Public use. It's our understanding that this change in Zoning would allow for commercial and business activities in what is currently Zoned as R1 Rural -Residential.

As a property owner in the area, I would like to voice my OPPOSITION in allowing a business to operate in our residential community, We recently purchased our property without knowledge that a business was being run nearby. Our primary reason for buying along John Anderson was to ensure a rural lifestyle free from noise, traffic and more importantly away from commercial operations.

The property owners at the above location are operating a business which is not allowed per current zoning. Their request to further expand business activities should not be allowed.

Please do NOT approve this application.

Thank you for your consideration.

Marta Diaz & James Cox Jr.

**From:** [SUSAN KIEFER](#)  
**To:** [Adam Mengel, AICP, LEED AP BD+C](#)  
**Subject:** Application #3239  
**Date:** Tuesday, March 30, 2021 10:22:35 PM

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Flagler County  
1769 E Moody Blvd # 2, Bunnell, FL 32110  
Subject: Application #3239 for Semi-Public Use of a Property

Dear Mr. Mengel,

I recently purchased the property at 49 Bulow Woods Circle, Flagler Beach with the understanding that it was a strictly residential neighborhood. I have been a homeowner in Flagler Beach for over 23 years and purchased this property (49 Bulow Woods Circle) to be in a quieter neighborhood across the bridge.

The R1 zoning is vital in that it protects this neighborhood and the home values. **My new property abuts the Whispering Meadows Ranch** and while I am a great proponent of the Davis Family and a supporter of assisting people with horseback riding I am completely against changing the covenant and permitting this Ranch to become a commercial enterprise. I am concerned that permitting the Ranch to operate as a commercial or nonprofit business would not only affect property values but would open the way for the possibility of other adjacent properties to become business operations in the future.

The Davis family is doing their work maybe the county would assist them in donating use at the county fairgrounds or agricultural center.

I strongly wish that the current residential covenants are upheld ensuring all property values are protected.

Thank you for your consideration,  
Susan Kiefer  
407-234-3134



RECEIVED

MAR 30 2021

FLAGLER COUNTY  
PLANNING & ZONING DEPT

February 5, 2021

To whom it may concern:

Please accept and consider this letter of support for Whispering Meadows Ranch from all the Knights of Columbus Councils in Flagler County!

Once in a lifetime we all get to witness miracles and this organization is certainly a miracle for all of us in Flagler County. Because of the miracles and caring Whispering Meadows Ranch has provided for our county Citizens' with Disabilities and Veterans, we at that Knights have been proud supporters for the past 13 years. Our support ha been through continued fund raising and many volunteer hours.

Our three councils, located in Flagler Beach, Palm Coast and Korona, proudly offer our unwavering support for this most worthy and tremendously needed cause.

Our City, County and State would suffer a serious loss and tremendous gift if such a wonderful and giving place was compromised or hindered in any way.

Thank you so very much for your kind consideration and I hope support for Whispering Meadows Ranch.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Kevin J. Ryan', with a long, sweeping flourish extending to the right.

Kevin J. Ryan

District Deputy 17

Knights of Columbus, State of Florida

RECEIVED

MAR 30 2021

FLAGLER COUNTY  
PLANNING & ZONING DEPT

## Questions all of us Must answer

SPECIAL  
NEEDS  
PEOPLE

Do you know anything about these very special people? Do you know how young some of them are? Have you researched (careful or diligent search for new knowledge) the matter? Did you know some of these people are trapped inside their own bodies and minds and can't get out? Just look in their eyes and see the frustration and hurt. These children come to Whispering Meadows Ranch then a miracle happens, God touches them and for a moment the frustration and hurt is gone. You see it in their eyes.

And a couple of people want to shut down the ranch.  
Do you have any compassion at all for mankind?

THE  
PARENTS

Lets look at the parents for a second. What they've been through with their special needs child. What's their future look like? How many times have they cried themselves to sleep? Grandma in Indiana and Grandpa in Texas are mad and broken hearted at the thought of the ranch being shut down. Do you know anything about mama bear and her cubs? When they come with their child to the ranch a miracle happens. God touches them and they see the peace, and joy and a smile on the child's face. And tonight maybe the happy moment of the day on the ranch for the parents will be joy instead of tears on their pillow.

And a couple of people want to shut down the ranch.  
Where is your heart and understanding for these parents?

## VETERANS

All you have to do is watch a special on T.V. about Veterans. The hell they've been through. Their future of broken dreams, broken hearts and minds and broken bodies. The horror of it is mind boggling. All they're looking for is help, love, hope, encouragement, and the beginning of a new life. When they come to the ranch a miracle happens. God touches them in the only way He knows how. With His love and hope. And then lets them know, we got you.

And a couple of people want to shut down the ranch. If you are a veteran and have no compassion for your veteran brothers and sisters shame on you.

## FOSTER CHILDREN

Do you want me to tell you the horror stories of these children. The beatings from childhood. To be caged in like an animal. Feeling worthless not knowing what they did wrong. Only wanting to be loved. How about really young girls and boys being sexually molested. Then asking the question, why mommy? why daddy? And now they move in with foster parents having to adjust to a whole new life. Think about it when the child places their head down to go to sleep in a dark strange place alone. These children come to Whispering Meadows Ranch and miracles happen. God touches them with His love and they feel safe and begin to become a child for a moment. They just float around like butterflies.

And a couple of people want to shut down the ranch. Do you have any feelings at all for these children?



WE OWE  
THESE  
PEOPLE  
ANSWERS

The parents, families, veterans, neighbors, and volunteers that come to Whispering Meadows Ranch are devastated and sick to their stomach over the thought that someone wants the ranch shut down. They're in shock. They have questions that need answers. Like who are they? Why are they doing this? I want their names. Don't they understand what's going on at the ranch? It's a fact we owe the people this. As things are made public and go on record, every person and every statement they have said against the ranch will be revealed to these people. In the end they will know the truth.

"There is nothing concealed that will not be disclosed or hidden that will be made known. What you have said in the dark will be heard in the daylight, and what you have whispered in the ear in the inner rooms will be proclaimed from the roofs. He who has an ear let him hear." LUKE 12:2-3

Jesus

With many tears

D.

RECEIVED

MAR 30 2021

FLAGLER COUNTY  
PLANNING & ZONING DEPT

February 24, 2021

Robert James  
USN Retired

My wife, Kathy, and I recently retired and relocated from Maryland to Florida. We are happy with the new friends we have met but we were looking for an organization or a group where we could meet new friends and give something back to our new community. Kathy wanted to work with kids and horses, but I did not believe she would be able to find such a place.

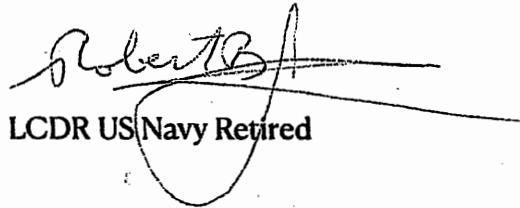
Kathy found Whispering Meadows Ranch while searching outlets for which to volunteer and a great find it was. Whispering Meadows works with children with disabilities. Just seeing these happy children pet a horse and smile and laugh makes you believe in miracles.

As a retired US Navy Veteran, I was even more amazed at the Ranch's program for Veterans with PTSD and the events they hold for them. Watching these Veterans develop a relationship with the gentle giants in smartly developed activities leading to a bond between veteran and horse was an experience I always cherish each time I watch it unfold.

I am proud to be a small part of a big hearted organization that is such a wonderful instrument of good for a portion of our community that needs and deserves every lift up and helping hand that we can provide.

Sincerely yours,

Robert B. James

A handwritten signature in black ink that reads "Robert B. James". The signature is stylized with a large, sweeping flourish that extends across the line of the name and underlines it.

LCDR US Navy Retired

**From:** [Melanie](#)  
**To:** [David Sullivan](#); [Andy Dance](#); [Gregory Hansen](#); [Joseph Mullins](#); [Donald O'Brien](#); [Jerry Cameron](#); [Al Hadeed](#); [Adam Mengel](#), AICP, LEED AP BD+C  
**Subject:** Re: Whispering Meadows Ranch John Anderson Hwy  
**Date:** Wednesday, March 31, 2021 10:31:25 AM  
**Attachments:** [Letter from the Bureks.pdf](#)

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

To All:

The situation is beyond ridiculous between the adjacent property owners to the Davis's (Whispering Meadows Ranch). There is quite a bit of conflict of interest between the real estate agent, lawyers & all the others involved. I am hoping that someone honest representing our county & district will TRULY investigate the REAL facts & hidden agendas behind all of this nonsense. Below is the response I sent the selling property owners. Attached is their letter that was mailed.

Regards,  
Melanie Thompson

John & Redempta Burek,

I reviewed your letter mailed to my parents home regarding Whispering Meadows Ranch. I also live on John Anderson & have for over 12 years, less than a quarter mile from the ranch. I did not receive your letter.

Your letter is so off base & full of information that is not true. Your 'Covenants & Restrictions' is based on a 44 year old document pertaining to a Homeowner's Association that isn't what the area is.

There has never been an issue with the Ranch over the years AND most neighbors don't even know that is there.

There is no business for profit & they don't sell riding lessons. Their work extends to help & benefit the disabled (mentally & physically) & you should be ashamed of yourselves to blame them for your deal that fell through.

Please educate yourselves:

<https://www.whisperingmeadowsranch.org/>

I am sorry you lost your sale, but maybe that's a sign that those prospect buyers weren't a good fit for our precious & unique neighborhood.

I am sure you will find a buyer that will appreciate our little slice of paradise .....

Regards,  
Melanie Thompson

Dear Neighbor,

On April 13<sup>th</sup> at 6 PM the Flagler County Planning Board will decide whether or not to recommend that the Flagler County Commission approve pending Application #3239 for Semi-Public Use of a property in our neighborhood. On May 17<sup>th</sup> at 5:30 PM the County Commission will vote on the Application. If the County grants the application, that will open the door for other property owners to seek County approval for other commercial activities and businesses in our residential community. (Presently Zoned R1- Rural Residential.)

We live nearby and have owned Lot #24, Bulow Woods Unit #1 for 19 years – 5013 John Anderson Dr. We bought the property with the expectation of living there. We have decided to sell the property to fund our retirement, rather than building a new home at this later stage of our lives.

We listed our homesite for sale and were under contract. The prospective purchasers (upon visiting our lot and being approached by our neighbor - Mr Davis) discovered that a large and very busy non-profit commercial business is being run on the bordering adjacent property - Whispering Meadows Ranch. (They were not aware of this public business operation). Upon seeing the commercial operation on the immediately abutting property, the prospective purchasers lost interest in buying our property. We lost the sale!

Among the numerous services that the business provides to the public are: 1) horseback riding lessons (\$30-\$1000-depending upon the number of lessons.) 2) Birthday parties 3) cook-outs 4) work skills training 5) related activities for youths and adults with mental and or psychological challenges 6) coping skills and anger management counseling for foster care and adopted youths

The ongoing commercial enterprise has constant activities with numerous members of the public, parents, 40+ volunteers, friends and others coming and going to the 4 ¼ acre "Ranch". When they hold "events" on the property, the overflow of vehicles park along John Anderson Hwy. Sheriffs' Deputies manage the traffic. The outdoor bands they employ are so loud that they can be heard more than a quarter of a mile away. In addition, three school buses were parked along John Anderson and the "Ranch" hosted a student field trip/outing.

All of this has and will continue to negatively affect our opportunity to sell our property at the fair market value. (It may very well, negatively impact the value of your land and home also.)

Our hearts go out to the families of the youths who avail themselves of the services that the Davises provide. Surely, the "Ranch" can continue its good work, elsewhere. We would urge the County to donate use of the County Fairgrounds and/or the land at the County Agricultural Center. Good intentions at other people's expense are not good intention.

The County R1 zoning classification does not permit the operation of a commercial enterprise in this neighborhood, even if it is a "non-profit corp." The Bulow Woods Neighborhood Covenants and Restrictions filed of Record (See attached) protect homeowner in your neighborhood from the operation of businesses in this neighborhood. Number 1 states that "No business, commercial or manufacturing enterprise of any nature shall be operated on any of the lots, nor shall any noxious or offensive activity be carried on upon any of the property; nor shall anything be done that shall become an annoyance or nuisance to the neighborhood ....

If you care about protecting your property values and ensuring that this remains a residential ONLY neighborhood, you may email your county commissioners and County administrators TODAY.

[dsullivan@flaglercounty.org](mailto:dsullivan@flaglercounty.org) [adance@flaglercounty.org](mailto:adance@flaglercounty.org) [ghansen@flaglercounty.org](mailto:ghansen@flaglercounty.org)  
[jmullins@flaglercounty.org](mailto:jmullins@flaglercounty.org) [dobrien@flaglercounty.org](mailto:dobrien@flaglercounty.org) [jcameron@flaglercounty.org](mailto:jcameron@flaglercounty.org)  
[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org) [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)

John and Redempta Burek (386) 585-4128 or demburek@cfl.rr.com

**From:** [demburek@cfl.rr.com](mailto:demburek@cfl.rr.com)  
**To:** [Planning Dept](#)  
**Subject:** FW: whispering meadows ranch  
**Date:** Wednesday, March 31, 2021 11:11:12 AM  
**Attachments:** [SKM\\_C45821032611580.pdf](#)

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

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Subject: whispering meadows ranch

This is the letter we sent to 130 neighbors in the Bulow Woods area. We received many phone calls supporting our endeavor. They all want to keep the area residential.



Dear Neighbor,

On April 13<sup>th</sup> at 6 PM the Flagler County Planning Board will decide whether or not to recommend that the Flagler County Commission approve pending Application #3239 for Semi-Public Use of a property in our neighborhood. On May 17<sup>th</sup> at 5:30 PM the County Commission will vote on the Application. If the County grants the application, that will open the door for other property owners to seek County approval for other commercial activities and businesses in our residential community. (Presently Zoned R1- Rural Residential.)

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If you care about protecting your property values and ensuring that this remains a residential ONLY neighborhood, you may email your county commissioners and County administrators TODAY.  
[dsullivan@flaglercounty.org](mailto:dsullivan@flaglercounty.org) [adance@flaglercounty.org](mailto:adance@flaglercounty.org) [ghansen@flaglercounty.org](mailto:ghansen@flaglercounty.org)  
[jmullins@flaglercounty.org](mailto:jmullins@flaglercounty.org) [dobrien@flaglercounty.org](mailto:dobrien@flaglercounty.org) [jcameron@flaglercounty.org](mailto:jcameron@flaglercounty.org)  
[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org) [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)

John and Redempta Burek (386) 585-4128 or demburek@cfl.rr.com

THIS INSTRUMENT PREPARED BY:  
C.G. Phillips ✓  
834 Carswell Avenue  
Holly Hill, Florida 32017

OFF. 096 PAGE 0616  
REC.

PROTECTIVE COVENANTS AND RESTRICTIONS

FOR

BULOW WOODS UNIT #1, INC.

Declaror does hereby declare and establish the Protective Covenants and Restrictions hereinafter set forth upon the following described lands in Flagler County, Florida, to-wit:

A portion of Lot 7, Bulow Grant, said Grant being in Section 38, Township 12 South, Range 31 East and Section 37, Township 12 South, Range 32 East, Flagler County, Florida being more particularly described as follows: The Westerly 1320 feet of said Lot 7 that lies Easterly of the Easterly Right-of-Way line of John Anderson Highway (a 100 foot Right-of-Way) with the Easterly line of said Westerly 1320 feet being parallel to and measured at Right angles to said John Anderson Highway, containing 78.77 acres. The Grantor also grants a temporary easement over all of the canals located on the following described property as of this date, to-wit: Lots 13 through 24 inclusive and Lot 19A, Bulow Woods Unit #1 Subdivision as recorded in Plat Book 26 Page 18, Public Records of Flagler County, Florida and a portion of said Lot 7, Bulow Grant, being in Sections 38, Township 12 South, Range 31 East and in Section 37, Township 12 South, Range 32 East described as follows: Also included in the temporary easement is: That portion of said Lot 7 that lies Easterly of the Westerly 1320 feet lying Easterly of John Anderson Highway ( a 100 foot Right-of-Way), said parcel containing approximately 88 acres. This easement is temporary and may be used by the Grantees, their heirs and assigns, so long as it does not interfere with the Grantor's use of said property for developmental purposes. In the event Grantor develops any portion of said property granted for an easement above, the easement herein as to that portion of the property shall terminate. The Grantor grants a permanent easement to the residents of Bulow Woods Unit #1 Subdivision to the private drive located on the Southerly 30 feet of Lots 7 and 19 and the permanent private Recreation area designated as Lot 19A on the plat. The Grantor may grant a concurrent permanent easement to other residents residing in that portion of Lot 7, Bulow Grant, lying East of Bulow Creek.

These restrictions will in no way interfere with the normal living of responsible neighbors, but are designed to fully insure the value of the buyer's investment. The covenants are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date hereof, after which said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then record owners has been recorded agreeing to change the covenants in whole or in part.

The subject property, in addition to the covenants and restrictions contained herein, are conveyed and subject to all present and future rules and regulations of the County of Flagler, State of Florida, if any, relative to zoning and construction.

1. USES AND PURPOSES

The subject lots shall not be subdivided and only one family dwelling unit per lot shall be permitted. No business, commercial or manufacturing enterprise of any nature shall be operated on any of the lots, nor shall any noxious or offensive activity be carried on upon any of the property; nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. Except for a reasonable period during actual construction of a residence, no trailer, tent, shack or other structure shall be erected or used upon any of the property, and in no event shall such structure be used as living quarters, temporary or permanent.

2. SQUARE FOOTAGE, SETBACKS, MATERIAL

Minimum house square footage shall be 1,200 square feet of enclosed living area. Ranch style, rough stained wood, glass, brick, and native stone exteriors are encouraged. Construction of houses must be completed within one year from commencement. Setbacks shall be 50 feet minimum from any street and 25 feet minimum from any other property line. No fencing along John Anderson Highway nor within 200 feet of the Easterly Right-of-Way of John Anderson Highway shall be made of barbed wire, hog wire, chicken wire, or chain link or like materials. Cypress, rough hewn, or wooden decorative fences will be allowed in these areas.

3. EASEMENTS

All easements shall be perpetual in duration.

Utility easements shall be defined as easements for installation, construction, reconstruction, maintenance, repair, operation and inspection of sewer, water, drainage, electric, gas, telephone, cable television or other necessary utilities. There shall be a 10 foot utility easement along the front, rear and side lines of the subject property.

The Declaror at all times shall have the right of ingress and egress over the aforesaid easements.

No structure, planting or other material shall be placed or permitted to remain which may cause inaccessibility of utilities within said easements. No fencing shall be permitted within the rear 10 feet. The landscaping and maintenance of the easement area, however, shall be maintained by the owner of the property.

4. MINING

No drilling or mining operations shall be carried on or permitted upon any lot, with the exception of drilling for water purposes.

5. NUISANCES

All homes, structures, fences, lawns, etc., shall be maintained in a neat and orderly manner at all times. Unused parked vehicles, refuse piles, debris, trash, scrap metal, or other unsightly objects will not be permitted. All exterior garbage containers shall be screened from view of adjoining property owners and road.

6. TRAILERS

Mobile homes will not be allowed under any conditions. Travel trailers, campers or motor homes may not be used for permanent or temporary living purposes.

7. WATER, SEWER, TELEPHONE, ELECTRIC

Water and sewer systems will be individually supplied by lot owners. They must be permitted by governing agency prior to

installations. Telephone and electric service may be obtained individually from Southern Bell Telephone Company and the Florida Power and Light Company respectively.

8. ANIMALS

Horses and household pets, only, will be allowed. No restrictions will be placed in the number allowed unless an excessive number becomes a public or health nuisance.

9. ENFORCEMENT

In the event of a violation of these covenats, it shall be lawful for the Declaror, the property owners association or any person or persons owning a parcel within the subdivision to prosecute any proceedings at low or in equity to enforce these covenatns or to recover damages for the violation of same. The prevailing party shall be entitled to reasonable attorneys fees.

10. SEVERABILITY

If any one or more of these restrictions should be declared invalid by a Court of competent jurisdiction, the remaining restrictions not fully expressly held to be invalid shall continue unimpaired and in full force and effect.

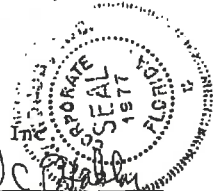
IN WITNESS WHEREOF, Declaror has executed these Protective Covenants and Restrictions this 18 day of Nov: 1977, 1977.

Signed, sealed and delivered in the presence of:

*Ch. Phillips*  
*[Signature]*

Bulow Woods, Inc

BY: *Richard C. Hollar*  
Richard C. Hollar,  
President

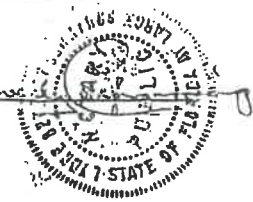


STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, on office duly qualified to take acknowledgments, personally appeared Richard C. Hollar, President of Bulow Woods, Inc., a Florida Corporation to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of November, 1977.

*[Signature]*  
NOTARY PUBLIC



NO. 77/ 05136  
FILED AND RECORDED  
D.R. BOOK 92 PAGE 618  
MAY 14 1978  
NOTARY PUBLIC STATE OF FLORIDA IN LARGE  
BOND THIS COMMISSION EXPIRES DECEMBER 23, 1980  
SHELDON D. PHIPPS  
CLERK CIRCUIT COURT  
FLAGLER COUNTY, FLA.



**From:** [Vicky Fox](#)  
**To:** [David Sullivan](#); [Andy Dance](#); [Gregory Hansen](#); [Joseph Mullins](#); [Donald O'Brien](#); [Jerry Cameron](#); [Al Hadeed](#); [Adam Mengel](#), [AICP](#), [LEED AP BD+C](#)  
**Subject:** RE:Application #3239 Semi-public use  
**Date:** Thursday, April 1, 2021 4:32:32 PM

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

Dear Commissioners,

We will be unable to attend the April 13th public hearing regarding the above mentioned application but want our voices to be heard. Having lived in our home (5303 John Anderson Hwy.) for over 40 years and being only about 1/10th of a mile from 5011 John Anderson Hwy. the property asking for the usage change, we'd like to state why we oppose this application. We've witnessed over the years traffic problems, parking problems (blocking the bicycle lanes and parking on the grass coming close to blocking homeowners driveway openings) and pedestrian problems having to cross an ever growing busy highway with either their smaller or large events. We have heard that some of their offerings are paid for things thus making them a business? People aren't the only ones that suffer from all of this but the animals(dogs,deer etc) do as well. When they have their larger events the music and special announcements over the microphone are so loud that as they say "could wake the dead." We applaud their mission but not in our quiet residential neighborhood. We pity the poor neighbors that are directly next door for the noise and animal smells must be a constant annoyance. This all takes place on only 4 1/2 acres. If they are allowed to continue on with this usage as it is this will surely set a precedent for others to follow effecting all our property values. We are hoping that Whispering Meadows can find a more suitable place to continue on their works, just not in this residential area. Thank you so very much for your consideration to deny this application. Harvey and Vicky Fox 5303 John Anderson Hwy. Flagler Beach FL 32136  
vmfox@cfl.rr.com and hfox755064@aol.com





ROBIN SULLIVAN &lt;robinbs52451@gmail.com&gt;

---

**Whispering Meadows Horse Ranch**

---

**ROBIN SULLIVAN** <robinbs52451@gmail.com>  
Draft To: Helene Davis <sunrisewithgod@aol.com>

Tue, Feb 16, 2021 at 10:07 AM

From: **ROBIN SULLIVAN** <robinbs52451@gmail.com>  
Date: Wed, Feb 10, 2021 at 12:24 PM  
Subject: Whispering Meadows Horse Ranch  
To: Helene Davis <sunrisewithgod@aol.com>

Dear Mr. and Mrs. Davis,

I have such a heavy heart hearing the disturbing news of what you are going through. As a volunteer participant in many of your activities, it shocks me that anyone could put you through all of this.

These folks obviously do not understand what you do for our communities near and far. Your service to handicapped children of all ages is a beautiful thing. So many have become stronger because of your Equine therapy through your horses. To see the joy on their faces is totally amazing. I've been moved to tears with their happy faces!

The force behind this action is all about money. If they could only come and see what you are doing, maybe they would be moved to see your mission!

No one is being paid, it is all volunteer. The children are not charged for your services. This is your private residence and you have been kind enough to open it to those who need help.

My husband and I are praying that this situation will clear up without any lawyer having to step in. You are good, God loving people who love these precious children. I am so proud of the work you are doing. God, please continue to bless these wonderful people. **I am attaching four pages of signatures in a petition to try and stop this action.** We are praying hard for you and your ministry. God bless you all.

Robin Sullivan, Chairwoman  
Women of the Church  
Hammock Community Church

# PETITION TO SAVE WHISPERING MEADOWS HORSE RANCH

(Submitted by Robin Sullivan, Chair of Women of the Church, Hammock Community Church)

	<u>Name</u>	<u>Address</u>	<u>Phone #</u>
1	Robin Sullivan	20 Casa Bella Circle Unit 901, Palm Coast, Fl. 32137	386)547-9725
2	Jake Sullivan	" " " "	386)566-3646
3	Judy Walters	3 San Gabriel	446 5542
4	Jean Schooner	2 Monterey Dr.	446-4097
5	Brenda Rowe	8 Bellmore Pl. P.O. FLA. 32137	386-235-9012
6	Darla Tarlington	85 Ave de la Mer Unit 806 Palm Coast FL 32137	386-282-4604
7	Mary G. Mulbert	5716 N. 41A P.O. FL. 32137	386-445-2120
8	Plain Dull	400 VICI W CIRCLE E PALM COAST FL	772-341-0499
9	Phyllis Chaffetz	37 Arena Lake Dr.	417-230-2381
10	PAM MOORE	31 Smiling Fish Lane PC 32137	904-610-4716
11	Barbra Dragstrom		386-445-4807
12	Joanne Urgeze	8 Augusta Tr. PC 32137	386-446-3620
13	Valerie Rider	69 W. Waterside, PO 32137	
14	Ferraine Marsh	2 Bristol Dr P.O. 32137	(904)662-5324
15	William Marsh	2 Bristol Dr. P.O. 32137	(904)509-7160
16	Judy Wilson	23 Ranelagh Pl P.O. 32164	386-0588
17	MaryAnn Snyder	1 Ellis Place PC 32164	3864375949

# PETITION TO SAVE WHISPERING MEADOWS HORSE RANCH

(Submitted by Robin Sullivan, Chair of Women of the Church, Hammock Community Church)

	<u>Name</u>	<u>Address</u>	<u>Phone #</u>
18	Margo Usher	176 Bren Mar Ln.	386 283-4033
19	Janice Hopkins	1 Lantana Dr. Hammock,	386-445-3194
20	James Semelle	43 Weymouth Ln	354-864-3970
21	Denise Semelle	" "	384-864-3971
22	Gregory E. Reef	2 NANTUCKET TERRACE	216-544-8983
23	Mary Beth Cifer	2 Nantucket Tr.	216-375-0070
24	Dani Walker	80 front St	386-591-3717
25	Surrey Walker	"	"
26	Catherine McCarty	122 Village Del Lago Lane, St Augustine 32088	904-471-7133
27	Mecker Roberts	19 Palm Villa	Flagler Beach
28	Joe Roberts	" " "	" "
29	Richard Gilbert	5716 N. Ocean Shore, P.C.	386-445-2121 32137
30	Jeanne Wuebel	56 Patric Dr. Palm Coast,	403-645-3134 Fl. 32164
31	James Edward White	56 Patric Dr. Palm Coast	Fl. 32164
32	Mae Ray Jensen	Bruskin Lane Palm Coast	32164
33	Joe Wei	440 Bulldog Dr. Palm Coast	32164
34	Ann White	62 Atlantic Drive Hammock,	Palm Coast 32137



# PETITION TO SAVE WHISPERING MEADOWS HORSE RANCH

(Submitted by Robin Sullivan, Chair of Women of the Church, Hammock Community Church)

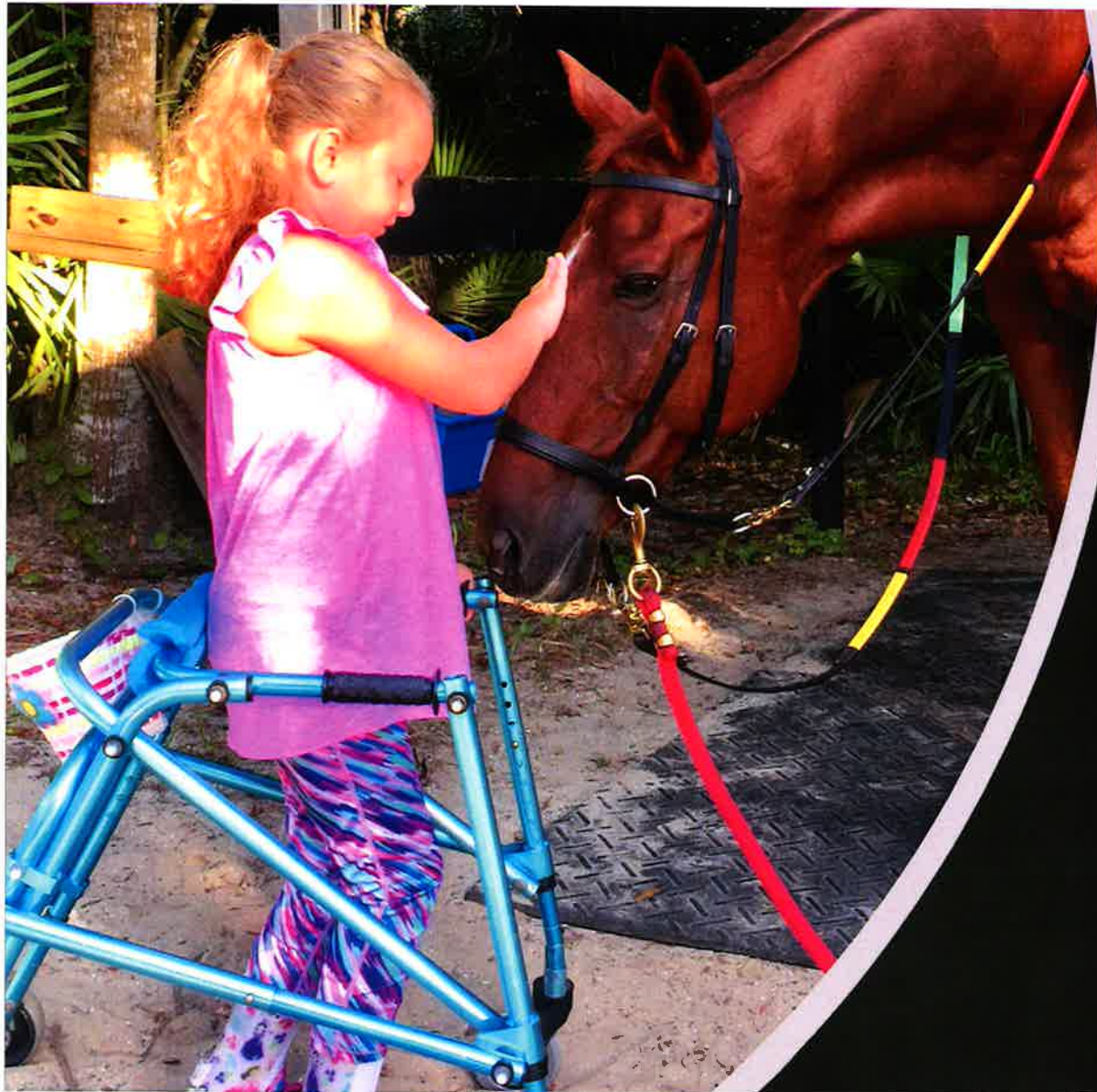
	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
35	Stacia M. Kidjian	9217 July Ln. SA	(904) 461-9476
36	Ann Khidjian	9217 July Lane St. Augustine 32080	1/904 461 9476
37	<del> Linda Hopkins</del>	2 Santarace Dr. P.C.	FL 32137 386-446-5746
38	Philip Stacy	134 Forest Guest Ormond Beach Fl.	479-721-1086
39	Carol Stacy	" " " "	" " "
40	Jean Haen	" " " "	" " "
41	Cheng Hulse	113 Bickford Dr. P.C., FL 32137	386-315-2023
42	<del> Paul Hulse</del>	(PAUL HULSE) 3737 Buffalo Pains Lane P.C. Fl.	386-315-2028
43	Walter Kyska	5 White Hale Pl. P.C. Fl. 32164	484-225-8861
44	Karen Legaty	70 San Juan Dr. Unit D-104, P.C 32137	617-290-3567
45	Grant Atkinson	5 Diamond Leaf Way P.C. Fl. 32137	804 385-1138
46	Virginia Burns	14 Covington Lane P.C. Fl. 32137	1703-901 6304
47	Janet Atkinson	5 Diamond Leaf Way P.C. Fl. 32137	386-585-2728
48	Bessie Bellmann	9 Anastacia Ct. PC Fl. 32137	386-237-0796
49	Ray Decker	45 Jasmine PC Fl. 32137	386 445 7758
50	Gina Schwart	11 Ave. de la Mer 2 #1106, P.C., Fl 32137	952 215-4377
51	EG BOYE	5 Avalon Dr. P.C. Fl. 32137	386-4457039
52	Gloria Knapke	5 White Hale Pl. Palm Coast 32164	610-349-5607
53	Melba Stavel	800 N. Central Ave. Flagler Beach Fl. 32136	386 439-8356

# PETITION TO SAVE WHISPERING MEADOWS HORSE RANCH

(Submitted by Robin Sullivan, Chair of Women of the Church, Hammock Community Church)

	NAME	ADDRESS	PHONE
54	<del>Anna Stowell</del>	800 N. Central Ave Flagler Bch, Fl 32136	386) 503 9734
55	<del>John Copsy</del>	John 4 Zonal Ct Copsy P.C. Fl. 32164	386) 437 0135
56	Elizabeth Beese	<del>11 Crossleaf Ct.</del>	904) 825-8930 <del>417-3387</del>
57	Philip Beese	11 Crossleaf Ct. P.C. Fl 32137	386 447 3387
58	Phy Henry (JR)	" "	" " "
59	Ophelia Beier	75 Lagare St. PC Fl. 32137	386) 445-0831
60	Edward Beier	75 Lagare St. PC Fl. 32137	386) 445-0831
61	Bob Rowe	8 Bellmore Pl. PC Fl 32137	386) 445-8465
62	Monty	10 Marbella Ct. PC Fl. 32137	707-480 0878
63	Bill Bohler	6 San Pablo Ct. PC Fl. 32137	386-849-3773
64	Sharon Freer	28 Farnam Lane PC Fl. 32137	318-608-0760
65	David Oertel	(DAVID) 5 San Pedro (OERTEL) Lane PC Fl 32137	315- 247-9393
66	Ken	20 Kingfisher Ln. PC Fl 32137	703) 966-9075
67	Barbara Fuchs	13 Fairways Circle Palm Coast, Fl. 32137	386) 338-2609
68	Kevin	14 Avalon Terrace PC Fl. 32137	386 445 3713
69	Jim Guzzaldo	63 Weymouth Lane P.C. Fl. 32164	386 864 3910
70	Michael Schwartz	11 Avedala Mer #1106, P.C. Fl 32137	952) 215-4377
71	Brenda Green	14 Avalon Terr. PC Fl 32137	386 445 3713





**100  
Reasons  
To Save**

**Whispering  
Meadows  
Ranch**

**RECEIVED**

**APR 06 2021**

**FLAGLER COUNTY  
PLANNING & ZONING DEPT**

# Reason #1: 13 years of community service

Whispering Meadows Ranch has served children with special needs and disabled veterans in our community for 13 years. During this time, multiple Flagler County officials have visited and participated in events supporting the non-profit Ranch.



## Reason #2: Not-for-profit charitable organization

Whispering Meadows Ranch is a not-for-profit, charitable organization under Section 501(c)(3) of the U.S. tax code. Until February 2021, its owners were not aware they were required to seek an exception for Semi-Public Use. Since being made aware, the Ranch's owners have fully cooperated with county officials to ensure compliance with requirements for Semi-Public Use.





# Technical Compliance

## Reason #3: Technical Compliance

Whispering Meadows Ranch owners have met with Flagler County Planning and Zoning technical staff and have ensured full compliance with technical requirements for Semi-Public Use of their property.

## Reason #4: Potable water available

Whispering Meadows Ranch maintains a supply of bottled drinking water for consumption by visitors.

## Reason #5: Compliant site plan

A site plan responsive to specifications of the Technical Review team was submitted by the Ranch.

## Reason #6: ADA-compliant restroom

Whispering Meadows has an ADA-compliant restroom on-site and a septic system that has been inspected and confirmed to be sufficient for Semi-Public Use.

## Reason #7: By appointment only

Whispering Meadows Ranch restricts visitors to those with appointments only.

## Reason #8: Restrictions in place

The Ranch submitted conditions specified by the TR team, including: restricted access, restricted days and hours of operation, and no on-street parking.

# A Good Neighbor

## **Reason #9: Quiet and non-disruptive**

The level and type of activity carried out at the ranch make it non-disruptive to the neighborhood. If you were to stand outside on any neighboring lot during a lesson, you would hear nothing or, at most, a sound like neighbor children playing in the yard in the distance.

## **Reason #10: Well-maintained property**

The owners of Whispering Meadows Ranch maintain a high standard of maintenance of their property. From the street, one only sees an attractive, neat driveway entrance. Inside the property, the grounds and buildings are always well maintained.

## **Reason #11: Inconspicuous**

Whispering Meadows Ranch is no more obtrusive to the neighborhood than its neighbors. Its entrance blends in with the surrounding neighborhood, echoing the same simple entrance style of its neighbors.

## **Reason #12: Privacy**

A minimum 3' border of natural and lush vegetation surrounding the Ranch ensures the privacy of both the Ranch and its neighbors.



# A Good Community Member

## **Reason #13: Flagler schools enrichment visits**

All Flagler County Public Schools have visited the Ranch for structured lesson plans and enrichment sessions throughout the years. The students included those with special needs working alongside their peers. The Ranch has never charged a fee for these visits while providing the expertise of its certified equine therapists, the use of its horses, and the work of its volunteers.

## **Reason #14: Training enrichment for occupational therapy and medical students**

Through partnerships with Daytona State, Florida State University and Keiser University, the Ranch hosts students seeking OT and medical degrees for educational enrichment purposes. The Ranch charges no fees for these students' experiences.

## **Reason #15: Furthering goals of the Florida Volunteer and Community Service Act**

As outlined in Florida Statutes, Title IV, Chapter 11, Whispering Meadows Ranch is aiding "the development of better communities by fostering greater civic responsibility through volunteerism and service to the community."



### Reason #16:

"Flagler County needs your [Whispering Meadows Ranch] program to continue to provide equine-assisted therapies and activities for those with special needs and disabilities. ...Our Board urges Flagler County to approve your application for semi-public use of land."

Susan Josey, President



### Reason #17:

"On behalf of the members and friends of Trinity Presbyterian Church of Palm Coast I wanted to...demonstrate our shared concern and our unwavering support for Whispering Meadows Ranch...[which is] reaching out to those who so desperately need to be reminded that they are unconditionally loved."

Rev. Dr. Jeffrey W. Beebe, Pastor



### Reason #18:

"What they [Whispering Meadows Ranch] provide for children and their families is extraordinary love and ministry. Whispering Meadows is a wonderful blessing to the Flagler County community."

Charles R. Silano, Senior Pastor

### Reason # 19:



"Our City, County and State would suffer a serious loss of a tremendous gift if such a wonderful and giving place was compromised or hindered in any way."

Kevin J. Ryan, District Deputy

### Reason #20:

"Children and adults with developmental disabilities, as well as our dear veterans and foster children have benefited from this equine therapy program...Whispering Meadows is the only program like this in Flagler County, and a very much needed one."

Hammock Community Church Women's Group

## Reason # 21:



**GratitudeAmerica**

*Gratitude America provides retreats for post-9/11 veterans to help combat veterans and their supporters make peace with their past so they can begin planning for their new mission at home.*

“Our partnership with Whispering Meadows is a unique therapeutic approach using horses as catalysts for emotional growth and learning. Equine Assisted Psychotherapy has shown to be effective in treating patients, including combat veterans, with PTSD, depression, anxiety. Our staff psychologists and their [Whispering Meadows’] highly trained equine therapists have worked together to create a fantastic program for the veterans we serve.”

Michael A. Anthony, CEO

Just a few of the hundreds who have benefited from Whispering Meadows Ranch's service to the community...



- Reason # 22: Casey
- Reason #23: Iskra
- Reason #24: Della
- Reason #25: Zach
- Reason #26: Joshy
- Reason #27: Eli
- Reason #28: Vito
- Reason #29: Colton
- Reason #30: Olivia
- Reason #31: Kara



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**Reason #32: Gannon**

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**Reason #33: Dawson**

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**Reason #34: Avery**

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**Reason #35: Patrick**

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**Reason #36: Wolfi**

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**Reason #37: Nicolas**

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**Reason #38: Devin**

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**Reason #39: Journey**

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**Reason #40: Thomas**

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**Reason #41: Tyler**

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**Reason #42: Mikey**

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**Reason # 43: Brandon**

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**Reason #44: Anna**

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**Reason #45: Cory**

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**Reason #46: Riley**

---

**Reason #47: Drew**

---

**Reason #48: Wesley**

---

**Reason #49: Chloe**

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**Reason #50: Avi**

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**Reason #51: Courtney**

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**Reason #52: Natalia**

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**Reason #53: Valerie**

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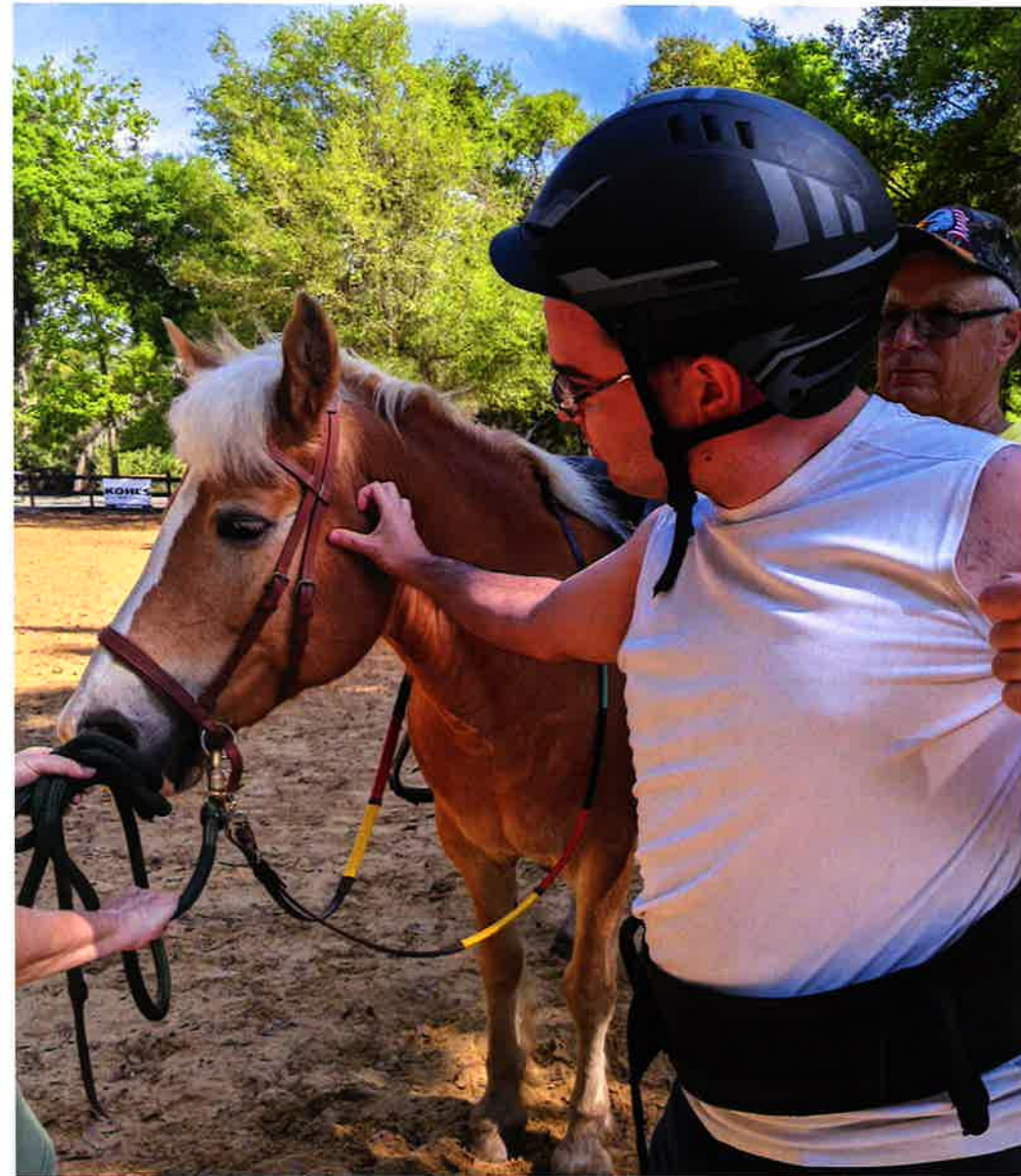
**Reason #54: Laila**

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**Reason #55: Benji**

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**Reason #56: Sage**



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**Reason #57: Noah**

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**Reason #58: Marley**

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**Reason #59: Cailin**

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**Reason #60: Morgan**

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**Reason #61: Melissa**

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**Reason #62: Aaron**

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**Reason #63: Ella**

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**Reason #64: Emelia**

---

**Reason #65: William**

---

**Reason #66: Cheyenne**

---

**Reason #67: Matthew**

---

**Reason #68: AJ**





---

**Reason #69: Lolo**

---

**Reason #70: Christina**

---

**Reason #71: Grace**

---

**Reason #72: Toni**

---

**Reason #73: Tracie**

---

**Reason #74: Steve**

---

**Reason #75: Bradley**

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**Reason #76: Dave**

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**Reason #77: Anthony**

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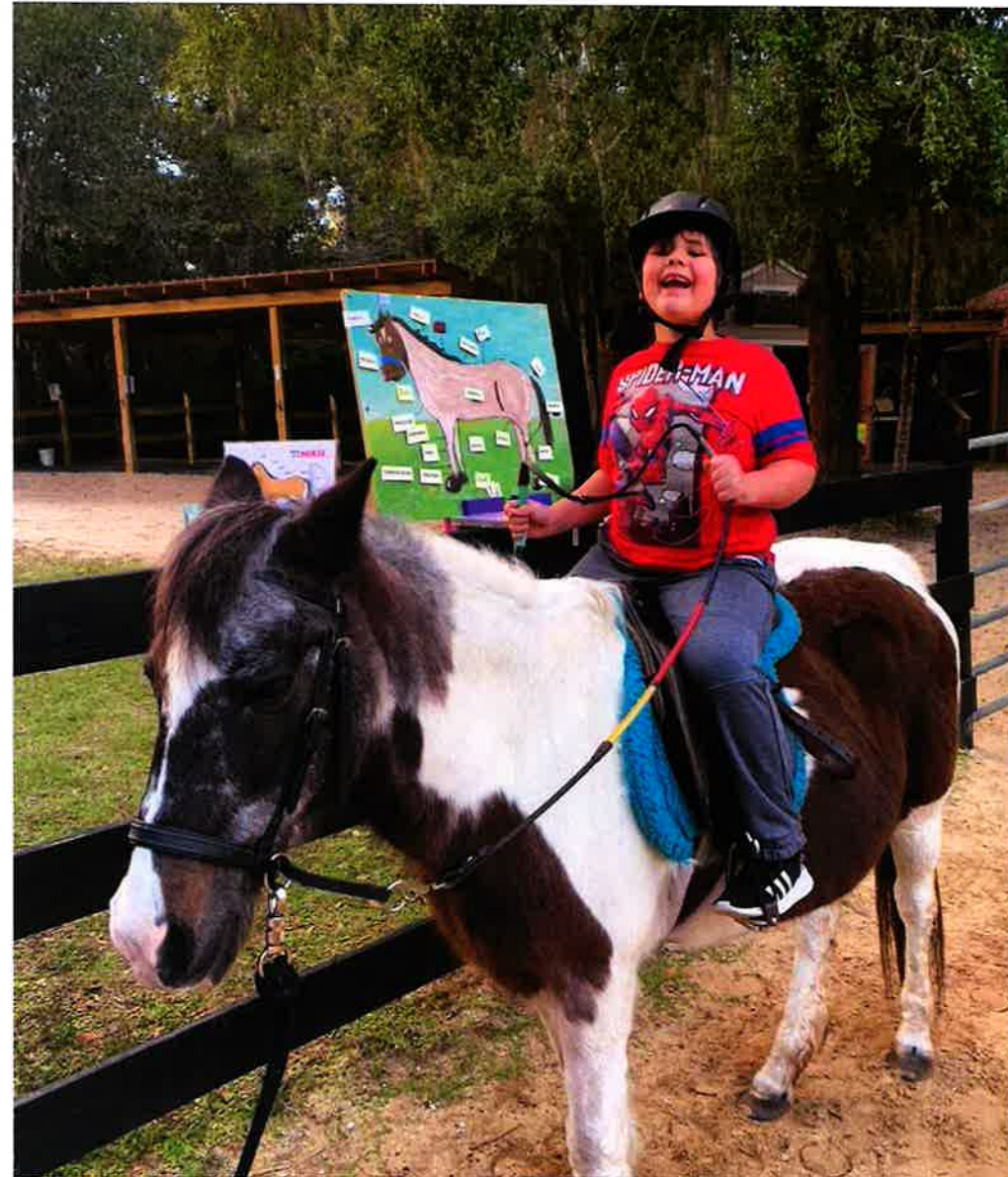
**Reason #78: Karen**

---

**Reason #79: Judy**

---

**Reason #80: Gail**



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**Reason #81: Jacob**

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**Reason #82: Hannah**

---

**Reason #83: Dale**

---

**Reason #84: Michelle**

---

**Reason #85: Charlie**

---

**Reason #86: Tiffany**

---

**Reason #87: Marlene**

---

**Reason #88: Cathy**

---

**Reason #89: Molly**

---

**Reason #90: Debbie**

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# Citizens Speak Out...

*A small sampling from  
hundreds of comments  
from the community*

## Reason #91:

"So many children with disabilities need outlets to meet their creative needs; Whispering Meadows does this...Flagler County is uniquely gifted to have such a facility available to its citizens."

Sheila C. Platt

## Reason #92:

"I have seen individuals blossom beyond belief...for this Ranch not to be able to continue the way it is would be a tragedy to the community."

Kathy DiBenedetto

## Reason #93:

"Their simple operation is huge to the kids they serve. If you, or whoever lodged the complaint against them, have ever seen the good works they do, the happy faces on the kids and parents they serve, you'd never have the gall to try to stymie this endeavor."

Chris Calabrese

## Reason #94:

"Nothing but GOOD happens here [at the Ranch]...The Ranch is a huge asset to the area."

Judith Hucik

## Reason #95:

"Please ensure that Flagler County allows this 13-year-old ministry to continue to spread hope, joy and enrichment to its participants."

Ruth and Tom Leskovich

## Reason #96:

"WMR (Whispering Meadows Ranch) has also helped thousands of special needs children and their families, and if they were to have to discontinue their operation in Flagler Beach it would be a great loss to our community ... How would these parents be able to explain to their children that WMR is no longer available for them, knowing how much it has changed their lives? ...The [County] Commission would have an exceedingly difficult time explaining this and it would change the hearts and minds of the individuals in the community who have supported them."

Cathy Heigher, Gold Star Mother and  
Founder, Remembering VETS



# Citizens Speak Out *(cont'd)*

## Reason #97:

"Please don't take this ranch away...I have been caring for a special needs boy and he has been riding for about 10 years...[he] would be devastated if the Ranch were to close."

Kay Enea

## Reason #98:

"There is no other place or family in this community that opens their home or arms to individuals with disabilities as much as Whispering Meadows Ranch. My son Brandon has been going there since they first opened and I would hate to see such a wonderful place taken away from him."

Christina Blackburn

## Reason #99:

"As a retired US Navy Veteran, I was even more amazed at the Ranch's program for Veterans with PTSD...I am proud to be a small part of a big-hearted organization that is such a wonderful instrument of good for a portion of our community that deserves every lift up and helping hand we can provide."

Robert B. James, LCDR US Navy Retired

## Reason #100:

"The children grow on multiple planes, from developing improved ability to focus and follow instructions to improved ability to monitor their own behavior."

Molly Trenblay, retired physical therapist

Do the right thing.



Save  
Whispering  
Meadows  
Ranch

**From:** [rtvose@cfl.rr.com](mailto:rtvose@cfl.rr.com)  
**To:** [David Sullivan](#); [Andy Dance](#); [Gregory Hansen](#); [Joseph Mullins](#); [Donald O'Brien](#); [Jerry Cameron](#); [Al Hadeed](#); [Adam Mengel](#), [AICP](#), [LEED AP BD+C](#)  
**Subject:** Application #3239 Whispering Meadows  
**Date:** Tuesday, April 6, 2021 10:14:24 AM

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

It has come to my attention that Application # 3239 will come before the Planning Board on April 13<sup>th</sup>. As a home owner in Bulow Woods, I want to you to know of my objection to the proposed change that would allow that property to be granted Semi-Public Use. Bulow Woods was established residential and should remain that way.

From the information I have gathered, the Davis's have been operating Whispering Meadows from the property without the Semi-Public Use designation. Before the Pandemic I have observed large gatherings of people, parked cars, buses and police cars at their events. If the application is approved, it will permit more events to take place. Whispering Meadows might be non-profit and use volunteers, but that does not make the events smaller or seem less commercial.

Please vote against the requested change.

Romeyn T. Vose

4016 John Anderson Hwy.

Flagler Beach, Florida

**From:** [Michael Chiumento III](#)  
**To:** [Adam Mengel, AICP, LEED AP BD+C](#)  
**Cc:** [Jerry Cameron](#); [Al Hadeed](#); [Timothy Conner - Conner & Bosch PA \(TJConner@cblpa.com\)](#); [Anthony Lombardo](#); [Mark Langello - M & M Development \(mark@buildmm.com\)](#); [Donald O'Brien](#); [Adam Harshaw](#); [Caroline McNeil](#)  
**Subject:** Davis Special Use Application #32391  
**Date:** Friday, April 9, 2021 10:36:34 AM  
**Attachments:** [Memo.County re Burek 04-09-21 with Exhibits.pdf](#)  
[image009.png](#)  
[image012.png](#)  
[image013.png](#)  
[image001.png](#)

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**This email originated outside the Flagler County email system. DO NOT click any links or open any attachments unless you know the sender and know the content is safe.**

Adam, as we discussed, I represent the Mr. and Mrs. Burek who own property adjacent to the Davis property which is the subject of the above referenced application.

As outlined in the attached memo, we believe this application must be denied for many reasons including but not limited to: (1) the LDC prohibits the requested use since such use is permitted in the AG zoning District, (2) the LDC prohibits businesses to be operated on the property other than home office businesses, and (3) the use has an adverse effect on the neighboring residential properties as attested to by a Brokers Price Opinion showing at least a 10% decrease in property value.

Lastly, please understand that if the BOCC were to approve such a use, a precedent would be established allowing other businesses to operate on other properties in the vicinity.

In this light, we assert that the application should be denied. The County can no longer allow this business to avoid the law and now ....ask for forgives rather than permission.

Please forward this memo to the Planning Board members and BOCC.

**Michael D. Chiumento III**

Managing Partner



**Email:** [Michael3@LegalTeamForLife.com](mailto:Michael3@LegalTeamForLife.com)

**Website:** <http://www.LegalTeamForLife.com/>

Palm Coast, FL 32164  
T: (386) 445-8900 ext. 102  
F: (386) 445-6702

Ormond Beach, FL 32174



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---

**From:** Adam Harshaw <aharshaw@legalteamforlife.com>

**Sent:** Friday, April 9, 2021 10:10 AM

**To:** Michael Chiumento III <michael3@legalteamforlife.com>; Karolyn Sheekey <karolyn@legalteamforlife.com>

**Subject:** RE: Burek

## Adam Harshaw



**Email:** [AHarshaw@LegalTeamForLife.com](mailto:AHarshaw@LegalTeamForLife.com)

**Website:** <http://www.LegalTeamForLife.com/>

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---

**From:** Michael Chiumento III <[michael3@legalteamforlife.com](mailto:michael3@legalteamforlife.com)>  
**Sent:** Friday, April 9, 2021 10:05 AM  
**To:** Adam Harshaw <[aharshaw@legalteamforlife.com](mailto:aharshaw@legalteamforlife.com)>; Karolyn Sheekey <[karolyn@legalteamforlife.com](mailto:karolyn@legalteamforlife.com)>  
**Subject:** RE: Burek

Please put on our letterhead in memo format.

After send again in pdf.

**Michael D. Chiumento III**  
Managing Partner



**Email:** [Michael3@LegalTeamForLife.com](mailto:Michael3@LegalTeamForLife.com)  
**Website:** <http://www.LegalTeamForLife.com/>

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**From:** Adam Harshaw <[aharshaw@legalteamforlife.com](mailto:aharshaw@legalteamforlife.com)>  
**Sent:** Friday, April 9, 2021 10:00 AM  
**To:** Michael Chiumento III <[michael3@legalteamforlife.com](mailto:michael3@legalteamforlife.com)>  
**Subject:** RE: Burek

Here is the final memo pdf.

## Adam Harshaw



**Email:** [AHarshaw@LegalTeamForLife.com](mailto:AHarshaw@LegalTeamForLife.com)  
**Website:** <http://www.LegalTeamForLife.com/>

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---

**From:** Michael Chiumento III <[michael3@legalteamforlife.com](mailto:michael3@legalteamforlife.com)>  
**Sent:** Friday, April 9, 2021 9:43 AM  
**To:** Adam Harshaw <[aharshaw@legalteamforlife.com](mailto:aharshaw@legalteamforlife.com)>  
**Subject:** RE: Burek

Adam...this is final

1. Please make sure all your exhibits match.
2. Convert to pdf.
3. Send pdf to me and I will send out in final form.

This is the final work product.

## Michael D. Chiumento III

Managing Partner



**Email:** [Michael3@LegalTeamForLife.com](mailto:Michael3@LegalTeamForLife.com)

**Website:** <http://www.LegalTeamForLife.com/>

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---

**From:** Adam Harshaw <[aharshaw@legalteamforlife.com](mailto:aharshaw@legalteamforlife.com)>

**Sent:** Friday, April 9, 2021 9:23 AM

**To:** Michael Chiumento III <[michael3@legalteamforlife.com](mailto:michael3@legalteamforlife.com)>

**Subject:** Burek

**Adam Harshaw**



**Email:** [AHarshaw@LegalTeamForLife.com](mailto:AHarshaw@LegalTeamForLife.com)

**Website:** <http://www.LegalTeamForLife.com/>

145 City Place, Suite 301  
Palm Coast, FL 32164  
T: (386) 445-8900 ext. 117  
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57 W. Granada Blvd.  
Ormond Beach, FL 32174



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**Chiumento Law, PLLC**  
Michael D. Chiumento  
Michael D. Chiumento III  
Andrew C. Grant  
Vincent L. Sullivan  
Diane A. Vidal  
Art Zimmet  
Cynthia Lane



# CHIUMENTO LAW

*Reply to:*  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Tel. (386) 445-8900  
Fax: (386) 445-6702

*By Appointment Only:*  
57 W. Granada Blvd.  
Ormond Beach, FL 32174

Michael D. Chiumento III  
Managing Member  
michael3@legalteamforlife.com

## MEMORANDUM

**TO:** Adam Mengel, Mr. Cameron, Mr. Hadeed, Planning Board Members and County Commissioners.

**CC:** Mr. & Mrs. Burek

**FROM:** Michael Chiumento III, Esq.

**RE:** Burek/Davis Semi-Public Use Application

**DATE:** April 9, 2021

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*...ask for forgiveness rather than permission.*

### 1. INTRODUCTION.

- a. Property Owner: Richard and Mary Davis, H&W (“Davis”).
- b. Applicant: Richard and Mary Davis, H&W
- c. Semi-public user: Whispering Meadows Ranch, Inc. (“Corporation”)
- d. Application (Exhibit A):
  - i. Davis appears to be the owner of the Corporation. (Exhibit B) The Corporation has been in existence for more than 10 years. During this time, the Corporation has operated a horse riding stable on the Davis property despite the Davis’ obtaining a homestead exemption from Flagler County. It is not certain as to whether the Corporation has a lease with Davis to operate the business on the Davis’ property. It is not certain that the Davis’ declaration of homestead should be revoked since the Corporation is operating on the Davis property.
  - ii. For more than 10 years, the Corporation has operated on the Davis Property without County semi-public use approval provided in LDC 3.06.05.



## 2. THE LAW.

- a. The Flagler County Land Development Code (LDC) does not permit or contemplate businesses (other than home occupations) to operate in this residential area.
  - i. The Property is zoned R-1, Rural Residential (Exhibit C):
    1. The purpose and intent of the R-1, rural residential district is to provide a transition between the agricultural and urban single-family districts and to accommodate residential development in areas that are not serviced by central water and sanitary facilities.
    2. No businesses are permitted except:
      - a. Home occupation subject to 3.07.03(g) which must be incidental and secondary to the residential uses, or
      - b. Permitted Special Exceptions.
  - ii. Comp plan: Residential: Low Density /Rural Estate.
    1. Objective A.1.2: Flagler County shall eliminate or reduce uses of land within the County which are inconsistent with community character or desired future land uses. (Exhibit D)
    2. Policy A.1.2.3: Expansion and replacement of .existing land uses which are incompatible with the Future Land Use Element and Map plan shall be prohibited. (Exhibit E).
- b. (LDC 3.06.05). - Public, semi-public and special uses. (Exhibit F).
  - i. Public, semi-public, and special uses ***not specifically provided for in any planning district*** or in other provisions of this article shall be subject to the regulations of this article.
  - ii. Semipublic uses may be permitted in any land use district provided that *the semi-public body desiring such use makes the request*.
    1. The applicant is Mr. and Mrs. Davis.
    2. The Property is the homestead of Davis (Exhibit I).
    3. The Davis is requesting County approval to allow the Corporation to operate a horse riding stable on the Property despite being a permitted use in Ag zoned property.
    4. The applicant (Davis) is different from the user (Corporation)
      - a. Homestead violation?
      - b. Owner leasing to a business?
- c. (LDC 3.06.05.B) (Exhibit F): The Planning Board shall determine:
  - i. Whether or not such requested use is consistent with the adopted comprehensive plan and
  - ii. Whether the use is necessary or desirable to support projected community needs:
    1. Shall be such as not to be injurious to the health, safety, and welfare of the public; and
    2. Shall protect the existing character of the surrounding properties or neighborhoods.
  - iii. Shall consider the:

1. Impact of the proposed use on land development patterns,
  2. Important natural resources, and
  3. *Where applicable*, the cost effectiveness of service delivery
- iv. Whether the proposed use will impose **any substantial detrimental effects** on the living or working conditions in the neighborhood
  - v. Decision based in part on the submittal of a site plan showing site alterations, improvements to be made, and proposed buffers and conceptual landscaping plans.
  - vi. **If approved**, the planning board shall specify any requirements or conditions in the form of:
    1. Natural buffers, screening, landscaping, limited access or limited hours of operation or other site development restrictions that may be imposed by the planning board, and
    2. To protect the health, safety, and welfare of the public or surrounding property owners.

### 3. BASIS FOR DENIAL

- a. Prohibited since riding stable are permitted in other zoning districts.
  - i. (LDC 3.06.05) (Exhibit F)...only allows a semi-public and special uses if they are **not specifically provided for in any planning district**
    1. 3.03.02(B)(7) (Exhibit G) provides that horse farms and riding stables are specifically provided for and permitted as a matter of right in the AC, Agricultural zoning district
    2. Therefore, this applicant must be denied since the LDC provides for horse stable in another planning district.
- b. Applicant is not a semi-public entity.
  - i. Property Owner: Davis (Exhibit H).
  - ii. Property is Homestead (Exhibit I).
  - iii. Should not permit a homesteaded property owner lease their property to a business for operation.
- c. Inconsistent with LDC.
  - i. Although allowing horses and other farm animals is contemplated by the LDC, no businesses other than those specially stated in the code are allowed in this neighborhood.
  - ii. The only businesses allowed are home occupation business governed by the LDC or those two types permitted by special exception.
  - iii. Since riding stables are permitted in the Ag zoning district, such use is not permitted in the R1 zoning district.
- d. Inconsistent with Flagler County Comprehensive Plan.
  - i. Permitting a corporation to operate a riding stable on this property is “inconsistent with the community character” and should not permitted. Policy A.1.2.3 (Exhibit E):
  - ii. Moreover the Comp plan requires that such inconsistent uses should be eliminated. Objective A.1.2 (Exhibit D)
- e. CCR Violations (See Exhibit J)

- i. 1. Uses and Purposes – “No business, commercial or manufacturing enterprise of any nature shall be operated on any of the lots, nor shall any noxious or offensive activity be carried on upon any of the property; Nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.”
      - ii. 8. Animals – “Horses and household pets, only, will be allowed. No restrictions will be placed in the number allowed unless an excessive number becomes a public or health nuisance.”
      - iii. County cannot enforce private covenant and restrictions. Such is a private action.
      - iv. **HOWEVER**....As stated above, businesses are prohibited on this property. Permitting such would essentially require the adjacent property owners to file a lawsuit enforcing the CCRs. Therefore, by permitting such, the Planning Board would be complicit in forcing the adjacent homeowners to ask a judge for protection rather than the County’s Land Development Code.
    - f. Substantial Detrimental effect on living conditions of neighborhood.
      - i. Property Values
        - 1. There would be reduction in property values in the magnitude of 10-20%
        - 2. See attached BPO (See Exhibit K)
      - ii. Traffic
        - 1. Operating a business in the neighborhood would affect traffic
          - a. Ingress and Egress patters
          - b. Need for accel/decel lanes or maybe turn lanes.
    - g. Impact on land development Patters
      - i. Slippery Slope: If permitted then other business could be located on adjacent properties.
      - ii. Other non-profits: Homeless shelters, drug rehab, model airplane club, political organization headquarters.
4. CONCLUSION.
- a. The application should be denied because it violates provisions of the LDC, the County Comp Plan and private CCRs. Allowing such would promote individuals to ignore the County’s rules and regs. Moreover, if permitted any property owner in the area would be permitted to operate a semi-public use and therefore, adversely affecting the adjacent properties and character of community.

## **Exhibit A**



### APPLICATION FOR SEMI-PUBLIC USE

FLAGLER COUNTY, FLORIDA  
 1789 E. Moody Boulevard, Suite 105  
 Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: 3239/

PROPERTY OWNER(S)	Name(s):	Richard + Mary Helene Davis		
	Mailing Address:	5011 John Anderson Hwy		
	City: Flagler Bch	State: FL	Zip: 32136	
	Telephone Number	386 439 3195	Fax Number	386 439 3195

RECEIVED

JAN 19 2020

FLAGLER COUNTY  
 PLANNING & ZONING DEPT

APPLICANT /AGENT	Name(s):	Dennis Bayer		
	Mailing Address:	109 S. 6th St		
	City: Flagler Bch.	State: FL	Zip: 32136	
	Telephone Number	386 439 2332	Fax Number	386 439 6522
	Email Address	Dennis @ Bayer Legal. com		

SUBJECT PROPERTY	SITE LOCATION (street address):	5011 John Anderson Hwy		
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached")	Bulow Woods Subdivision Unit 1 Lot 12		
	Parcel # (tax ID #):	37-12-31-0610-00000-0120		
	Parcel Size:	280' x 600' 4.25 acres		
	Current Zoning Classification:	R1		
	Current Future Land Use Designation:	Rural Estate		
	Subject to A1A Scenic Corridor IDO?	YES	<input type="radio"/> NO	

Type of Use: single family

Mary Helene Davis  
 Signature of Owner(s) or Applicant/Agent  
 if Owner Authorization form attached

01/15/2021  
 Date

**\*\*OFFICIAL USE ONLY\*\***

PLANNING BOARD RECOMMENDATION/ACTION: \_\_\_\_\_ APPROVED WITH CONDITIONS  
 DENIED

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

PLANNING BOARD RECOMMENDATION/ACTION: \_\_\_\_\_ APPROVED WITH CONDITIONS  
 DENIED

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 01/08





**Owner's Authorization for Applicant/Agent**

FLAGLER COUNTY, FLORIDA  
1769 E. Moody Boulevard, Suite 105  
Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # \_\_\_\_\_

Dennis K. Bayer \_\_\_\_\_, is hereby authorized TO ACT ON BEHALF  
OF Richard and Mary Helene Davis \_\_\_\_\_, the owner(s) of those lands described  
within the attached application, and as described in the attached deed or other such  
proof of ownership as may be required, in applying to Flagler County, Florida for an  
application for the Semi-Public Use Application for Richard and Mary Helene Davis \_\_\_\_\_.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: Richard E Davis \_\_\_\_\_  
Signature of Owner

Richard Davis  
Printed Name of Owner / Title (if owner is corporation or partnership)

Mary Helene Davis \_\_\_\_\_  
Signature of Owner

Mary Helene Davis  
Printed Name of Owner

RECEIVED  
JAN 19 2020  
FLAGLER COUNTY  
PLANNING & ZONING DEPT

Address of Owner: \_\_\_\_\_ Telephone Number (incl. area code) \_\_\_\_\_

5011 John Anderson Highway \_\_\_\_\_ 386-439-3195 \_\_\_\_\_  
Mailing Address

Flagler Beach FL 32136  
City State Zip

STATE OF Florida  
COUNTY OF Flagler

The foregoing was acknowledged before me this 18th day of January,  
2021 by Richard Davis and Mary Helene Davis  
who is/are personally known to me or who has produced  
as identification, and who (did) / (did not) take an oath. Ma D

JSM \_\_\_\_\_  
Signature of Notary Public



<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>  
Revised 5/08

**Exhibit B**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Florida Not For Profit Corporation  
WHISPERING MEADOWS RANCH, INC.

#### Filing Information

<b>Document Number</b>	N07000001544
<b>FEI/EIN Number</b>	20-8835282
<b>Date Filed</b>	02/12/2007
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	04/27/2009
<b>Event Effective Date</b>	NONE

#### Principal Address

5011 JOHN ANDERSON HWY  
FLAGLER BEACH, FL 32136

Changed: 04/27/2009

#### Mailing Address

5011 JOHN ANDERSON HWY  
FLAGLER BEACH, FL 32136

Changed: 04/27/2009

#### Registered Agent Name & Address

BAYER, DENNIS KESQ  
109 SOUTH 6TH. STREET  
FLAGLER BEACH, FL 32136

Address Changed: 04/27/2009

#### Officer/Director Detail

##### **Name & Address**

##### **Title D**

DAVIS, RICHARD SR  
5011 JOHN ANDERSON HWY  
FLAGLER BEACH, FL 32136

##### **Title D**

search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=WHISPERINGM... 1/2

## Exhibit C

## 3.03.04. - R-1—Rural residential district.

- A. *Purpose and intent.* The purpose and intent of the R-1, rural residential district is to provide a transition between the agricultural and urban single-family districts and to accommodate residential development in areas that are not serviced by central water and sanitary facilities.
- B. *Permitted principal uses and structures.* In the R-1 rural residential district no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Single-family dwellings, but not mobile home dwellings.
  2. Recreation areas accessory to residential developments.
  3. Raising of crops and keeping of animals for personal use (not for resale), accessory to a single-family dwelling. The personal use restriction is not intended to apply to 4-H, FFA, or similar educational projects.
  4. Home occupations (subject to special exception regulations for home occupations as outlined in subsection 3.07.03G).
  5. Community residential homes, one (1) to six (6) persons.
  6. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Cluster subdivisions.
  2. Nursing homes, boarding homes.
  3. Common household pet animal sanctuary/shelter facilities.
- D. *Dimensional requirements.*
1. Minimum lot size:  
Area—One (1) acre.  
Width—One hundred (100) feet.
  2. Minimum Setback Requirements for Structures:  
Front yard—Twenty-five (25) feet.  
Rear yard—Twenty (20) feet.  
Side yard interior lot—Ten (10) feet.  
Abutting any street—Twenty-five (25) feet.
  3. Maximum building height—Thirty-five (35) feet.
  4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty (30) percent.
  5. Minimum pervious area: Fifty (50) percent.
  6. Minimum living area: Seven hundred fifty (750) square feet.
- E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the

## **Exhibit D**

**Policy A.1.1.2:** Land development activity and regulations which implement the Comprehensive Plan shall be based on and be consistent with the following maximum intensity and density standards:

Non-residential Future Land Use Map categories provide a maximum floor area ratio (FAR). FAR represents the gross floor area of all buildings on a parcel divided by the parcel area. Impervious surfaces include buildings, paving or other improvements that prevent absorption of stormwater into the soil surface below:

**Table A.1 Non-Residential Intensity Standards**

Land Use	FAR	Max. Impervious Area
Commercial Low Intensity	0.30	60%
Commercial High Intensity	0.40	70%
Industrial	0.45	70%

Flagler County shall continue to implement the following densities and intensities for residential Future Land Use Map categories through the adopted Land Development Regulations (LDRs):

**Table A.2 Residential Density Standards**

Land Use	Density (units per gross acre)
Residential Low Density/Rural Estate	1
Residential Low Density	1 to 3
Residential Medium Density	3.1 to 7.0
Residential High Density	7.1 to 10.0

**Policy A.1.1.2.a3:** The location and extent of low intensity and high intensity mixed land use categories in accordance with the Future Land Use Map and the policies and descriptions of type, sizes, densities, and intensities of land use are outlined below:

(1a-) Types of uses allowed in each mixed use category:

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## **Exhibit E**

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assessment of existing lots of records that do not comply with currently adopted dimension requirements as established in the Land Development Regulations (LDRs). The County shall use this analysis in forming amendments to the regulations to address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints.

**Policy A.1.2.2:** The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development ~~Code~~ Regulations (LDRs) and the Comprehensive Plan by the following means:

- (1) Parcels being considered for amendment to the Future Land Use ~~Map~~ shall be concurrently evaluated for rezoning to the most appropriate zoning district.
- (2) Parcels seeking site plan approval shall continue to be designed, developed and used for activities allowed by the appropriate zoning district.
- (3) Property owners will be asked to conform to pending land use/zoning regulations as they request development approval.

**Policy A.1.2.3:** Expansion and replacement of existing land uses which are incompatible with the ~~Future Land Use~~ Element and Map plan shall be prohibited.

**Policy A.1.2.4:** The Flagler County Land Development Code Regulations (LDRs) continue to recognize non-conforming land uses and non-conforming lots of record, provide for their legal status and provide for the conversion of such situations to conforming land uses, where possible.



## 3.06.05. - Public, semi-public and special uses.

- A. *Application.* All public, semi-public and special uses not specifically provided for in any planning district or in other provisions of this article shall be subject to the regulations of this article.
- B. *Public and semipublic uses.* Public and semipublic uses excluding special uses as defined by this Article, may be permitted as follows:
1. Any public or semipublic uses may be permitted in any land use district provided that the request for such use is officially made to the planning board by the public body or semipublic body desiring such use. The planning board shall determine whether or not such requested use is consistent with the adopted comprehensive plan and whether the use is necessary or desirable to support projected community needs. Public or semi-public uses and structures determined to be consistent with the comprehensive plan and necessary or desirable may be located in any land use district upon recommendation of the planning board, based in part on the submittal of a site plan showing site alterations, improvements to be made, and proposed buffers and conceptual landscaping plans. The site plan need not be engineered. The permitted location of public or semi-public uses or structures shall be such as not to be injurious to the health, safety and welfare of the public and shall protect the existing character of the surrounding properties or neighborhoods. The planning board shall consider the impact of the proposed use on land development patterns, on important natural resources, and, where applicable, the cost effectiveness of service delivery. The planning board also shall determine whether the proposed use will impose any substantial detrimental effects on the living or working conditions in the neighborhood. If approved, the planning board shall specify any requirements or conditions in the form of natural buffers, screening, landscaping, limited access or limited hours of operation or other site development restrictions that may be imposed by the planning board to protect the health, safety and welfare of the public or surrounding property owners. The planning board's recommendation, and the reasons therefor, shall be forwarded to the county commission for its review and decision.
  2. Public or semipublic uses existing at the time of the effective date of this article and as indicated on the Land Use Map of 1985 are hereby legally established as conforming public and semipublic uses. Modifications that involve additional structures or improvements on existing or approved sites shall require site plan review by the planning board. Expansion of public or semi-public uses which include additional land shall require reapplication and meet all requirements under this [section 3.06.05](#).
- C. *Special uses.* Special uses may be permitted as follows:
1. Essential public and private utility installations may be permitted in any land use district. Essential utility services are hereby defined as installations which distribute water, sewer, gas, telephone, electricity, stormwater runoff, cable TV and similar utility services, but excluding major installations such as electrical or gas generating plants, water and sewage treatment plants, and other similar major installations (see subsection 3.05.05C.2). Any such installations shall be reviewed and approved by the county engineering department and shall be subject to any applicable present or future ordinances governing use of the county right-of-way.
  2. Major utility installations, including telephone and telegraph buildings over 1,000 square feet, electric transmission lines exceeding 115KV, natural and artificial gas production plants, radio and television stations and towers, water and sewer treatment plants, rapid infiltration basins, off-site potable water storage tanks, sewage and sludge disposal sites, electronic transmissions towers, wellfield installations and such similar major utility installations, may be permitted in any district, provided that application is made to the planning board for its review and recommendations to the county commission.

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## **Exhibit G**

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## 3.03.02. - AC—Agriculture district.

- A. *Purpose and intent.* The purpose and intent of the AC—Agriculture district is to preserve valuable agricultural/forestry land for those uses, and to protect land best suited for agricultural/forestry uses from the encroachment of incompatible land uses.
- B. *Permitted principal uses and structures.* In the AC-agriculture district, no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Single family dwellings or mobile homes.
  2. All bona fide agricultural/forestry pursuits, including dairies and dairy products, livestock, poultry, horticultural products which are raised on the premises. However, sales shall be permitted only from structures on private property conforming to all applicable codes or regulations.
  3. Agriculture, forestry, livestock and poultry production. All domesticated animals (except those generally recognized as pets) shall be kept in a fenced area, structure, pen or corral. No structure (excluding fenced areas) containing poultry or livestock and no storage of manure or odor- or dustproducing substance or use shall be located within one hundred (100) feet of a district boundary.
  4. Agriculture or farming, including horticulture, plant nurseries, market gardening, field crops and orchards and home gardens, provided no structure (excluding fenced areas) containing odor- or dustproducing materials, shall be located within one hundred (100) feet of a property or district boundary.
  5. Cemeteries.
  6. Home occupations (subject to special exception regulations for home occupations as outlined in subsection 3.07.03G).
  7. Horse farms and riding stables.
  8. Aquaculture.
  9. Fish farming.
  10. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Guest/servant quarters.
  2. Animal hospitals, veterinary clinics, kennels.
  3. Automotive repair.
  4. Feed and seed processing, storage, retail or wholesale sales.
  5. Junk yards, provided no such operation shall be permitted to be located closer than one thousand five hundred (1,500) feet to a residential district and no closer than one thousand (1,000) feet to any property line. Operations shall be fenced for safety purposes and screened from view from adjacent property and roadways.

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## **Exhibit H**

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Prepared by and Return to:  
Robin Ammann  
FLAGLER COUNTY ABSTRACT CO.  
305 E. Moody Blvd. -P.O. Box 398  
Bunnell, FL 32110  
SS# - GRANTEE 1: - -

DOC NO: 99002565 DATE: 2/05/1999  
DOC STAMP-DEED: 9483.00  
SYD CROSBY, FLAGLER COUNTY  
BY: M. Stevens D.C. 3:19

DOC NO: 99002565 DATE: 2/05/1999  
OFF REC: 642 PAGE: 1429

[Space Above This Line for Recording Data]

## WARRANTY DEED

File No. 104002

THIS INDENTURE, made this 30 day of January, A.D. 1999 between  
Emidio F. Ramada and Deolinda M. Ramada, husband and wife

as Grantor\*, whose address is: 7 Britewood Lane, Branford, CT 06405  
and

Richard E. Davis and Mary Helene Davis, husband and wife  
as Grantee\*, whose address is: 1541 N. Oceanshore Blvd., Flagler Beach, FL 32136

✓ WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Flagler, State of Florida, to-wit:

Lot 12, Bulow Woods, Unit 1, a subdivision according to the plat or map thereof described in Plat Book 26, at page(s) 17 and 18, of the Public Records of Flagler County, Florida.

SUBJECT TO THE FOLLOWING: Taxes for the year 1998 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions and Conditions of record, if any. Balances due on utility assessments, if any.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Property Tax ID Number: 37-12-31-0610-00000-0120

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1999 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

✓ (SIGN HERE 1) Maria Guidone

✓ PRINT OR TYPE NAME: Maria Guidone

✓ (SIGN HERE 2) Thomas C. Brown

✓ PRINT OR TYPE NAME: Thomas C. Brown

State of Connecticut  
County of New Haven

2 ✓ The foregoing instrument was acknowledged before me on this 30 day of January, 1999 by Emidio F. Ramada and Deolinda M. Ramada, husband and wife, who is known to me or who has produced passport photos as identification and did not take an oath.

My Commission Expires:

Lisa Brown  
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 31, 2003

(SEAL)

✓ Lisa Brown  
NOTARY PUBLIC

PRINT OR TYPE NAME:

SEAL AND EXPIRATION DATE



### Exhibit I



## Flagler County, FL Property Appraisers Office

### Owner Information

**Primary Owner**  
Davis Richard E &  
Mary Helene Davis H&W  
5011 John Anderson Hwy  
Flagler Beach, FL 32136

### Parcel Summary

**Parcel ID** 37-12-31-0610-00000-0120  
**Location** 5011 JOHN ANDERSON HWY  
**Address** FLAGLER BEACH, FL 32136  
**Brief Tax Description\*** BULOW WOODS UNIT #1 LOT 12 & 1/24 INTEREST IN LOT 19-A OR 138 PG 73-QC OR 138 PG 74 OR 161 PG 539 OR 294 PG 834 OR 350 PG 507 OR 415 PG 330 OR 642 PG 1429 OR 1510 PG 1506  
*(Note: \*The Description above is not to be used on legal documents.)*  
**Property Use Code** SINGLE FAMILY (000100)  
**Tax District** UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 1)  
**Millage Rate** 15.3059  
**Acreage** 4.250  
**Homestead** Y  
**Feet (GIS)** 237,223.381

[View Map](#)

### Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$194,489	\$194,489	\$175,980
Extra Features Value	\$16,568	\$16,568	\$16,341
Land Value	\$90,000	\$81,600	\$72,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$301,057	\$292,657	\$264,321
Assessed Value	\$223,176	\$218,158	\$214,090
Exempt Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$173,176	\$168,158	\$164,090
Protected Value	\$77,881	\$74,499	\$50,231

Current Exemptions on this parcel:  
HX - HOMESTEAD

\*Just (Market) Value\* description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

### Historical Assessments

#### 2020 TRIM Notice

[TRIM Notice \(PDF\)](#)

#### Residential Buildings

**Building** 1  
**Type** SINGLE FAM  
**Total Area** 3,702  
**Living Area** 2,613  
**Exterior Walls** VINYL SIDI  
**Roof Cover** ASP/COM SH  
**Interior Walls** DRYWALL  
**Frame Type** WOOD FRAME  
**Floor Cover** CARPET-HARDWOOD  
**Heat** FO AIR DCT  
**Air Conditioning** CENTRAL  
**Baths** 3  
**Year Built** 1999  
**Effective Year Built** 1999

#### Sketches

## Exhibit J



THIS INSTRUMENT PREPARED BY:  
C.G. Phillips ✓  
834 Carswell Avenue  
Holly Hill, Florida 32017

REC. 096 PAGE 0616

PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR  
BULOW WOODS UNIT #1, INC.

Declaror does hereby declare and establish the Protective Covenants and Restrictions hereinafter set forth upon the following described lands in Flagler County, Florida, to-wit:

A portion of Lot 7, Bulow Grant, said Grant being in Section 38, Township 12 South, Range 31 East and Section 37, Township 12 South, Range 32 East, Flagler County, Florida being more particularly described as follows: The Westerly 1320 feet of said Lot 7 that lies Easterly of the Easterly Right-of-Way line of John Anderson Highway (a 100 foot Right-of-Way) with the Easterly line of said Westerly 1320 feet being parallel to and measured at Right angles to said John Anderson Highway, containing 78.77 acres. The Grantor also grants a temporary easement over all of the canals located on the following described property as of this date, to-wit: Lots 13 through 24 inclusive and Lot 19A, Bulow Woods Unit #1 Subdivision as recorded in Plat Book 26 Page 18, Public Records of Flagler County, Florida and a portion of said Lot 7, Bulow Grant, being in Sections 38, Township 12 South, Range 31 East and in Section 37, Township 12 South, Range 32 East described as follows: Also included in the temporary easement is: That portion of said Lot 7 that lies Easterly of the Westerly 1320 feet lying Easterly of John Anderson Highway (a 100 foot Right-of-Way), said parcel containing approximately 88 acres. This easement is temporary and may be used by the Grantees, their heirs and assigns, so long as it does not interfere with the Grantor's use of said property for developmental purposes. In the event Grantor develops any portion of said property granted for an easement above, the easement herein as to that portion of the property shall terminate. The Grantor grants a permanent easement to the residents of Bulow Woods Unit #1 Subdivision to the private drive located on the Southerly 30 feet of Lots 7 and 19 and the permanent private Recreation area designated as Lot 19A on the plat. The Grantor may grant a concurrent permanent easement to other residents residing in that portion of Lot 7, Bulow Grant, lying East of Bulow Creek.

These restrictions will in no way interfere with the normal living of responsible neighbors, but are designed to fully insure the value of the buyer's investment. The covenants are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date hereof, after which said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then record owners has been recorded agreeing to change the covenants in whole or in part.

The subject property, in addition to the covenants and restrictions contained herein, are conveyed and subject to all present and future rules and regulations of the County of Flagler, State of Florida, if any, relative to zoning and construction.



OFF. REC. 096 PAGE 0617

1. USES AND PURPOSES

The subject lots shall not be subdivided and only one family dwelling unit per lot shall be permitted. No business, commercial or manufacturing enterprise of any nature shall be operated on any of the lots, nor shall any noxious or offensive activity be carried on upon any of the property; nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. Except for a reasonable period during actual construction of a residence, no trailer, tent, shack or other structure shall be erected or used upon any of the property, and in no event shall such structure be used as living quarters, temporary or permanent.

2. SQUARE FOOTAGE, SETBACKS, MATERIAL

Minimum house square footage shall be 1,200 square feet of enclosed living area. Ranch style, rough stained wood, glass, brick, and native stone exteriors are encouraged. Construction of houses must be completed within one year from commencement. Setbacks shall be 50 feet minimum from any street and 25 feet minimum from any other property line. No fencing along John Anderson Highway nor within 200 feet of the Easterly Right-of-Way of John Anderson Highway shall be made of barbed wire, hog wire, chicken wire, or chain link or like materials. Cypress, rough hewn, or wooden decorative fences will be allowed in these areas.

3. EASEMENTS

All easements shall be perpetual in duration.

Utility easements shall be defined as easements for installation, construction, reconstruction, maintenance, repair, operation and inspection of sewer, water, drainage, electric, gas, telephone, cable television or other necessary utilities. There shall be a 10 foot utility easement along the front, rear and side lines of the subject property.

The Declaror at all times shall have the right of ingress and egress over the aforesaid easements.

No structure, planting or other material shall be placed or permitted to remain which may cause inaccessibility of utilities within said easements. No fencing shall be permitted within the rear 10 feet. The landscaping and maintenance of the easment area, however, shall be maintained by the owner of the property.

4. MINING

No drilling or mining operations shall be carried on or permitted upon any lot, with the exception of drilling for water purposes.

5. NUISANCES

All homes, structures, fences, lawns, etc., shall be maintained in a neat and orderly manner at all times. Unused parked vehicles, refuse piles, debris, trash, scrap metal, or other unsightly objects will not be permitted. All exterior garbage containers shall be screened from view of adjoining property owners and road.

6. TRAILERS

Mobile homes will not be allowed under any conditions. Travel trailers, campers or motor homes may not be used for permanent or temporary living purposes.

7. WATER, SEWER, TELEPHONE, ELECTRIC

Water and sewer systems will be individually supplied by lot owners. They must be permitted by governing agency prior to

DIFF. 096 PAGE 0618  
REC.

installations. Telephone and electric service may be obtained individually from Southern Bell Telephone Company and the Florida Power and Light Company respectively.

8. ANIMALS

Horses and household pets, only, will be allowed. No restrictions will be placed in the number allowed unless an excessive number becomes a public or health nuisance.

9. ENFORCEMENT

In the event of a violation of these covenats, it shall be lawful for the Declaror, the property owners association or any person or persons owning a parcel within the subdivision to prosecute any proceedings at law or in equity to enforce these covenats or to recover damages for the violation of same. The prevailing party shall be entitled to reasonable attorneys fees.

10. SEVERABILITY

If any one or more of these restrictions should be declared invalid by a Court of competent jurisdiction, the remaining restrictions not fully expressly held to be invalid shall continue unimpaired and in full force and effect.

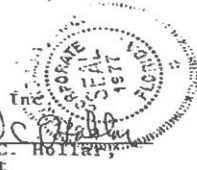
IN WITNESS WHEREOF, Declaror has executed these Protective Covenants and Restrictions this 18 day of Nov, 1977.

Signed, sealed and delivered in the presence of:

*Richard C. Hollar*  
*Richard C. Hollar*

Bulow Woods, Inc.

BY: *Richard C. Hollar*  
Richard C. Hollar,  
President



STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, on office duly qualified to take acknowledgments, personally appeared Richard C. Hollar, President of Bulow Woods, Inc., a Florida Corporation to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of November, 1977.

*James B. ...*  
NOTARY PUBLIC



NO. 77 05136  
FILED AND RECORDED  
P.R. BOOK 8 PAGE 616  
77 NOV 18  
SHERK CIVIL COURT  
CLERK CIVIL COURT  
FLAGLER COUNTY  
FLORIDA  
Expires:



## Exhibit K



April 7, 2021

Adam Mengel, Growth Management Director,

I have been asked to comment and prepare a Broker's Opinion of Value concerning the 6.7 acre vacant parcel at 5013 John Anderson Drive, Flagler Beach FL 32136.

This homesite is currently active for sale and has had an accepted offer. The buyers cancelled their purchase when they discovered an active non-profit business operating as a riding stable on the adjacent property at 5011 John Anderson Drive. Whispering Meadows Ranch is a non-profit business operating a horse farm and riding stables for people with disabilities and special needs.

This operating not-for-profit business has already had an adverse effect in value for adjacent properties. It has caused the loss of income for the above sellers of their property due to the loss of a valid contract.

If this non-profit business is permitted to remain, it has potential to cause a diminution of value to adjacent properties of 10-20 percent.

Thank you.

A handwritten signature in blue ink, appearing to read 'David W. Franklin'.

David W. Franklin  
Branch Manager  
Coldwell Banker Realty

Flagler/Palm Coast | Volusia/Daytona

11 Hammock Beach Parkway | Palm Coast, FL 32137 | (281) 525-5580

ColdwellBankerHomes.com

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Good afternoon Kristine,

I wanted to reach out to you and express my heart-felt gratitude and appreciation for the entire Whispering Meadows family. I, as a licensed mental health counselor and board-certified behavior analyst, have had the privilege to see, firsthand, how you have helped children in our communities.

I have referred numerous clients to Whispering Meadows Ranch for assistance with behaviorally based diagnoses as well as children that are struggling with mental and emotional health issues.

Across the board I have heard nothing but positive feedback and responses from parents and caregivers as well as from clients themselves. I have been able to watch these children grow within themselves while at the ranch (through volunteering and mentoring) as well as see the positive changes begin to generalize to environments outside of the ranch. The life skills, acceptance, and most importantly the unconditional love and acceptance the children feel from the horses and staff is immeasurable.

It is my hope that children and their families, veterans, and those with disabilities will be able to benefit from the amazing therapies and gifts offered at Whispering Meadows Ranch for years to come.

Kindest Regards,

Courtney Mahairas, MA, NCC, LMHC, BCBA, ITDS

January 19, 2021

Lanny D. Hamilton

Susan S. Hamilton

47 Eagle Harbor Trail

Palm Coast, FL 32164

To Whom It May Concern:

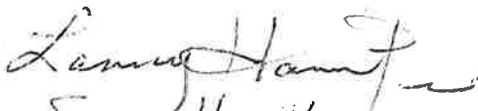

This letter is being written to let you know that we totally support Whispering Meadows Ranch in Flagler Beach, Florida. We have heard that they are being called a business and we want you to know that this is a non-profit ministry dedicated to helping disabled children and adults.

We have a 34 year old son, Drew Hamilton, with Down Syndrome that attends this ranch. He benefits from physical therapy while taking riding lessons along with increasing communication and directional skills. He experiences pure joy during his time there and looks forward every week to going to the ranch to ride "his" horse, Star. He adores Mr. and Mrs. D (which he calls Mr. and Mrs. Davis) and Kristine Aguirre.

This ranch was an answer to our prayers when we were searching for a way for Drew to be involved in the Palm Coast Community. They are a wonderful group of people and accomplish amazing results with many, many people with disabilities. If this organization could not continue to serve our community, it would have a devastating effect on my son, our family, and many, many other families in our surrounding area.

Please do NOT allow anyone or anything to cause this mission of God to come to an end!!!

Sincerely,

Lanny Hamilton   
Susan Hamilton 



1/22/21

To whom this may concern,

I am writing in support of the Whispering Meadows Ranch, and what it means to our family. My granddaughter with special needs has been a participant in this amazing program for 9 years. The benefits provided are vast and have been great for her. Having had several heart surgeries has left her with a weak core. The exercises performed with equine therapy have been close to miraculous. Children with behavioral problems, as many with special needs have, are of significance as well. Having to control this enormous and beautiful animal through listening and following commands, gives them a wonderful sense of pride and boosts self esteem-something most kids clearly lack. The additional experiences the ranch provides for these kids, such as gardening, a music center, tactical areas and the love of nature is calming and joyful. The staff of volunteers are amongst the most compassionate on the face of the earth.

I recently moved into the neighborhood. In fact my property meets the Davis property along our southern edge of 132'. We moved here in late July and I can attest to the fact that Whispering Meadows Ranch is not a distraction nor is there excessive noise. We rarely hear noise from there. So this is NOT an issue to be addressed as far as we are concerned. To consider this a business in my eyes, is not accurate.

There are so few opportunities for people with disabilities to participate in within our county. It truly would be an injustice for these lovely people to lose this incredible experience. I pray you will seriously consider granting this application for "semi-public use of land" for Whispering Meadows Ranch so this program will be able continue. Please feel free to contact us if we can offer further insight or give input of any kind to expedite your decision.

Respectfully,

The Anderson Family  
45 Bulow Woods Circle  
Flagler Beach, Fl 32136

386-439-3951

An

DEAR DAVIS FAMILY,

I DON'T HAVE A PRINTER,  
SO HOPEFULLY A HANDWRITTEN  
LETTER WILL DO. I'VE ADMIRERD  
THE PRESENCE OF WHISPERING  
MEADOWS ON MY STREET FOR AS  
LONG AS I CAN REMEMBER.

MY FAMILY HAS BEEN HERE  
ALMOST FORTY YEARS, AND YOUR  
PROGRAM IS A TRUE GEM  
OF OUR STREET. WE WISH YOU  
THE BEST OF LUCK WITH THIS NEW  
CHALLENGE, AND WILL PRAY THAT  
WHISPERING MEADOWS REMAINS  
ALIVE AND WELL. - THE MYERS FAMILY

TO WHOM IT MAY CONCERN

WHISPERING MEADOWS RANCH

HERE ARE SOME FACTS THAT ARE PUBLIC. THE LAND BEHIND THE RANCH AT 5013 JOHN ANDERSON HWY WENT UP FOR SALE. IS OWNED BY MR+MRS JOHN BUREK. THEY HAD A CONTRACT ON THE LAND, BUT THE PARTY BACKED OUT. THE REASON WAS THAT THE RANCH WAS RUNNING A BUSINESS.

FACT

THE REALTOR IS COLDWELL BANKER. THE AGENT IS LISA GARDNER  
THIS INFORMATION IS ON THE FOR SALE SIGN.  
LISAGARDNER RE@GMAIL.COM

FACT

THE OWNERS OF THE PROPERTY MR+MRS JOHN BUREK ARE THE ONES WHO FILED THE COMPLAINT WITH THE COUNTY ABOUT THE RANCH RUNNING A BUSINESS. (NOT THE NEIGHBORS). THE OWNERS AND MAYBE A COUPLE OTHERS WANT TO SHUT THE RANCH DOWN. HERE IS THE ADDRESS OF THE OWNERS. JOHN+REDEMPTA BUREK  
74 RIVER TRAIL  
PALM COAST FL. 32187

RUMOR

A LAWSUIT MAY BE COMING DOWN THE ROAD ON RICHARD AND HELENE DAVIS, THE PROPERTY OWNERS, THAT WHISPERING MEADOWS RANCH OPERATES ON. REASON THEY ARE ALLOWING A BUSINESS TO RUN ON THEIR PROPERTY.

COMMISSIONERS GREG HANSEN #2 - DAVID SULLIVAN #3 - ANDY DANCE #1

JOSEPH MULLINS #4

DAVID O'BRIEN JR #5

FLAGLER COUNTY COMMISSIONERS

ATT. - - - - -

1769 E MOODY BLVD

BUNNELL FL. 32110

FLAGLER COUNTY BUILDING DEPT. 386-313-4002

FLAGLER COUNTY PLANNING DEPT. 386-313-4009

FLAGLER COUNTY DEVELOPMENT 386-313-4082

{ STATE REP. PAUL RENNERT DIST 24  
4877 N.W. PARKWAY  
PALM COAST FL 32137

FLAGLER COUNTY ATTORNEY

ATT. AL HADEE

1769 E MOODY BLVD

BUNNELL FL 32110

386-313-4005

COMMISSIONER GREG HANSON IN A PRIVATE MEETING ON 1/17/21 WED. WHEN THE QUESTION WAS BROUGHT UP, DO YOU KNOW ABOUT WHISPERING MEADOWS RANCH? THE REPLY WAS, YES I KNOW THEM. FRIENDS OF MINE LOST THEIR COMMISSION ON A PIECE OF PROPERTY NEXT TO THEM. HE WENT ON TO LET THEM KNOW HIS DISPLEASURE ON THE MATTER, AND THAT HE WOULD LIKE TO SEE THE RANCH SHUT DOWN. FRIENDS PLURAL. WHO COULD THAT BE. ???

FACT CONKLIN WHICH IS A SCHOOL BOARD MEMBER POSTED ON FACEBOOK. PEOPLE NEED TO WRITE LETTERS TO THE COMMISSIONERS NOW IN SUPPORT OF THE RANCH. AS YOU KNOW THERE ARE OTHER WAYS OF CONTACTING THEM

FACT IN THE FUTURE WE WILL KEEP YOU UPDATED ON THE FACTS. WE WILL GIVE YOU ALL OF THE NAMES OF THE PEOPLE AND EVERYTHING THEY HAVE SAID AGAINST THE RANCH. IT'S CALLED TRANSPARENCY. YOU WILL KNOW THEIR HEARTS.