

Application for Site Development Plan Review in a PUD  
New Lodge and Conference Facilities  
Hammock Dunes Planned Unit Development

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## **PROPERTY DESCRIPTION**

The New Lodge site development area is approximately 8.0 acres in size and situated within Parcels F, H, and BLP5 of the Ocean Hammock Golf Course Plat and Parcels 3 and C of the Northshore Plat Five Plat, as recorded in Official Map Book 33, Page 11 (certified on December 10, 2001), and Official Map Book 32 Page 38 (certified on March 19, 2001), of the Public Records of Flagler County, Florida, respectively. Approximately 1.5 acres of 16<sup>th</sup> Road right of way will be improved as part of the New Lodge project.

The Expanded Conference Facility areas are located with Parcels 2 and 4 of the Northshore Plat Five Subdivision Plat and consist of a buildable footprint of approximately 0.8 acres.

## **PROPERTY OWNERSHIP**

LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC (hereinafter, collectively referred to as LRA) have fee simple ownership of the real property and intangible property associated with the New Lodge Site and Expanded Conference Facilities. The New Lodge Site and Expanded Conference Facilities land is free from mortgage or debt; therefore all actions taken by LRA relative to the Application for Site Development Plan Review in a PUD are free from any lender consent or joinder. LRA will be responsible for operating and maintaining the improvements outlined in the Application for Site Development Plan Review in a PUD.

## **LAND USE AND ZONING**

The New Lodge site and Expanded Conference Facilities development is located within the Hammock Dunes Development of Regional Impact (HDDRI). The future land use designation for the property is mixed use: low intensity, low/medium density (MUL). The MUL land use designation provides for residential and nonresidential uses, having residential densities ranging from 1.0 to 7.0 units per acre and commercial intensities with Floor to Area Ratios up to 0.20. The HDDRI Development Order provided for residential densities within the limits of the DRI to range from less than one unit per acre up to fifty (50) units per acre. The zoning classification for the HDDRI, including the New Lodge site, is Planned Unit Development.

In 2011, Admiral Corporation/ITT/ITTCDC, the Master Developer of the HDDRI, entered into an Essentially Built Out Agreement (EBOA) with the Flagler County Board of County Commissioners. The EBOA allowed the HDDRI Development Order to expire, while affording the successor developers and property owners within the geographic limits of the HDDRI to continue entitlement, development, and construction activities, and providing the County with a governing document to permit such future development.

Accordingly, all new development activities within the HDDRI are governed by the EBOA, dated December 20, 2011 and recorded in Official Record Book 1851, Page 842, of the Public Records of Flagler County, Florida. The EBOA recognized 689 units of residential density and 64,000 square feet of

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public commercial intensity as potential future development. The EBOA also acknowledged the built out status of the HDDRI, and confirmed the compliance of the HDDRI PUD with the Flagler County Comprehensive Plan. If all Future Development units were constructed, the HDDRI PUD would have a gross density of 1.69 units per acre (3,800 units over 2,244.91 acres) and net density of less than 4.00 units per acre, well below the level afforded by the Future Land Use Element for the mixed use, low intensity, low/medium density designation and below the stated gross and net densities allowed by the HDDRI Development Order of 2.0 and 4.8 units per acre, respectively.

The EBOA recognized the compliance of the HDDRI with respect to Open Space requirements of the MUL future land use designation, and the amount of open space provided by the HDDRI is well documented, in that it far exceeds the requirement amount. The New Lodge and Expanded Conference Facilities have negligible effects on the amount of open space, using less than one (1) acre of current open space for surplus parking.

#### **APPROVED USES**

The New Lodge and Expanded Conference Facilities represent an enhancement and renovation of the existing Hammock Beach Resort. As a Destination Resort, Hammock Beach is a highly amenitized mixed use residential resort property. The New Lodge development includes golf centric uses that build upon the unique and special platform that the Jack Nicklaus signature Ocean Course provides. The New Lodge is envisioned to function as an integrated extension of the Hammock Beach Resort, and its programming reflects the synergy and mutually beneficial relationship between a private and exclusive membership club and four diamond rated resort hospitality.

The New Lodge will serve as the Ocean Course clubhouse, and offer private member locker rooms as well as guest golf facilities. Hammock Beach members will enjoy a Member Club Room, Billiard Room, and Member Library. Members and guests will be able to take advantage of the new Atlantic Grille restaurant and bar with oceanfront dining, relax at the multilevel pool facility with access to the beach, enjoy retail offerings at the Golf Shop and Beach Shop, or participate in meetings in the new Ballrooms and breakout meeting rooms. The New Lodge includes one hundred ninety eight (198) hotel rooms spaciouly sized at 450 square feet each, with views of the Atlantic Ocean, Jack Nicklaus signature Ocean Course, or new pool.

*[Note: The New Lodge uses are the same as, and are in keeping with, those uses originally approved in 2001 by the Flagler Board of County Commissioners as part of the Ocean Hammock Golf Clubhouse Site Plan approval and are consistent with the Ocean Hammock Golf Course Plat and Plat Addendum, including existing plat restrictions.]*

The Expanded Conference Facilities will serve as an extension of the existing Atlantic and Ocean Ballrooms currently operated by Hammock Beach or may alternatively be programmed for new amenities that further enhance Hammock Beach. The new buildings will connect to the existing wings of

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the One Bedrooms at Hammock Beach Condominium Association buildings and the plaza level of the Ocean Towers Condominium Association buildings. The actual programming and improvement area will be determined as designs advance, but are limited to the proposed setbacks outlined below which provide a maximum area of improvement of approximately 0.8 acres.

## **PLATTING**

As previously indicated, the New Lodge site area is situated over existing platted parcels:

- Approximately 1.2 acres of the New Lodge site development area falls within the limits of Northshore Plat Five, which improvements include parking, common elements of the New Lodge north building, rerouting of the fire lane, and associated landscape and hardscape enhancements.
- Approximately 1.1 acres of the New Lodge site development area falls within Parcels F and BLP5 of the Ocean Hammock Golf Course Plat, which improvements include parking, landscaping, and hardscape enhancements.
- Approximately 5.7 acres of the New Lodge site development area falls within Parcel H of the Ocean Hammock Golf Course Plat, which improvements include hotel, pool, restaurant, lounge, conference and meeting space, hospitality operations and back of house support facilities, golf course pro shop and beach retail shop, along with parking, landscaping, and hardscape enhancements.

The New Lodge improvements do not necessitate modification to the existing subject Plats, as they are consistent with the Plat Maps and Plat Addendum, including certain restrictions excerpted below, from Ocean Hammock Golf Course Plat Addendum, as recorded in Official Record Book 786, Page 824:

### *6.0 Golf Course Parcel Restrictions*

*The parcels shown hereon shall include golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or such other appropriate recreational or governmental uses approved by the Board of County Commissioners.*

LRA affirms and upholds the current plat restriction language as protection from residential uses within playable areas of the golf course, as LRA does not propose any.

The Expanded Conference Facilities reflect a minor site plan modification of the original Northshore Plat Five Site Plan, but do not reflect any changes to the original and Northshore Plat Five Subdivision Plat. Since the new buildings, which may be constructed in phases and independently, and which comprise a maximum area of approximately 0.8 acres, fall within the original site plan established setbacks and meet the recorded Northshore Plat Five Plat Addendum provisions, LRA does not propose any revision to the Northshore Plat Five subdivision plat.

## **PRIVATE COVENANT**

LRA proposes to record a private covenant over the New Lodge site to serve as a surety of certain enhancements LRA will undertake within Hammock Beach Resort for the benefit of Hammock Beach members. The following provides an outline and description of the level of commitment and significant benefits Hammock Beach members will receive in addition to the new facilities within the new Lodge site:

### **Enhancements and Expansions of Existing Amenities**

Upon achieving County approval, Salamander will initiate the design and enhancement of the following amenities:

- Major renovation of the spa, and expansion of the fitness center and aerobics room (pending condominium association coordination);
- Refurbishment of Delfinos restaurant and renovation of Loggerheads;
- Expansion of the Ocean Course Hammock House to create enclosed dining facilities in addition to the outdoor seating;

In addition to these improvements the Resort will take over responsibility for the 16<sup>th</sup> Road landscape maintenance, relieving the Ocean Hammock Property Home Owner's Association of this expense. The planning and implementation of these enhancements will commence in the months following County approval of the New Lodge Site Development Plan Review in a PUD Application, and are intended to primarily address current physical deficiencies of important member and guest amenities, and will also significantly mitigate the impact of the construction phase.

The form of covenant to be recorded upon Flagler County Board of County Commissioner approval of the New Lodge Site Development Plan application acceptable to LRA will be developed with input from the Hammock Beach Community Committee and presented to Flagler County during the Application process.

## **BUILDING HEIGHT**

### **New Lodge Site**

The maximum elevation of any building roof shall not exceed 76 feet (Net Geodetic Valid Datum or NGVD).

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The maximum elevation of any building roof shall not exceed 71 feet NGVD, the elevation of the roof of the existing conference room buildings.

**SETBACKS**

The following setbacks shall apply to the New Lodge buildings:

North (golf course) .....	0 feet
North (Northshore Plat Five – recreation area) .....	0 feet
South (16 <sup>th</sup> Road).....	25 feet
East (CCCL).....	0 feet
West (Northshore Plat Five/recreation area).....	0 feet
West (Northshore Plat Five/Ocean Towers and One Bedrooms at Hammock Beach Condominium Associations).....	20 feet

There shall be no setbacks from New Lodge horizontal improvements (hardscape, landscape, parking, signage, monumentation) to adjacent properties.

The following setbacks shall apply to the Expanded Conference Facilities:

Atlantic Ballroom Expansion – North Expansion

North (Ocean Crest Drive) .....	0 feet
South (Hammock Beach Club Condominium Association) .....	0 feet
East (One Bedrooms at Hammock Beach Club Condominium Association and Ocean Towers Condominium Association) .....	0 feet
West (Ocean Crest Drive) .....	20 feet (from R/W)

Ocean Ballroom Expansion – South Expansion

North (Hammock Beach Club Condominium Association) .....	0 feet
South (Ocean Towers Condominium Association) .....	0 feet

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East (One Bedrooms at Hammock Beach Club  
Condominium Association) ..... 0 feet

West (Ocean Crest Way) ..... 36 feet (from centerline)

**FINISHED FLOOR ELEVATION**

The minimum finished floor elevation (FFE) of the New Lodge buildings shall be established at one foot above the 100-year flood elevation as represented by Flood Insurance Rate Maps, Community Panel Numbers 120085-0045-B and 120085-0035-C. Unconditioned and non-livable building areas and other site improvements shall not be required to meet the FFE development criteria.

The minimum finished floor elevation (FFE) of the Expanded Conference Facility buildings shall be established at one foot above the 100-year flood elevation as represented by Flood Insurance Rate Maps, Community Panel Numbers 120085-0045-B and 120085-0035-C. Unconditioned and non-livable building areas and other site improvements shall not be required to meet the FFE development criteria.

**WETLAND BUFFERS**

There are no wetlands adjacent to, or within, the New Lodge site or Expanded Conference Facilities area.

**DUNE PRESERVATION AND CONSTRUCTION EASTWARD OF COASTAL CONSTRUCTION CONTROL LINE**

The New Lodge Site Development Plan includes the proposed construction of a new shell cart path and elevated boardwalk eastward of the Coastal Construction Control Line (CCCL). All work eastward of the CCCL will be permitted through the Florida Department of Environmental Protection’s Bureau of Beaches and Coastal Systems, and a copy shall be provided to Flagler County.

Should LRA not obtain a permit for the work eastward of the CCCL, LRA will evaluate golf cart routing options and present the most preferred option to Flagler County for review. Such modification to the plan may be administratively approved by the Planning Director as a minor revision to the Site Development Plan.

**LANDSCAPING**

Style

The style of the Landscape design will be complementary to the Spanish / Mediterranean architecture, integrating a mixture of formal (structured & geometric) plantings at the courtyards and pool area and informal (romantic) on the perimeter and interface zones with the existing Resort landscape.

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### The Plant Palette

The Plant Palette will provide a mixture of native and hardy coastal Florida plant materials similar to those plants that currently exist at the Resort and may generally include plants such as:

Live Oak	Sabal Palm
Saw Palmetto	Zamia
Oleander	Holly trees and shrubs
Viburnum	Flowering shrubs
Hardy Turf grasses (e.g. Bermuda, Zoysia, St. Aug.)	Evergreen Ground Covers such as Jasmine
Accent plants (e.g. Bougainvillea, Crinum Lilly, & Ornamental Grasses)	

### Shade

Shade will be provided in the parking areas and in the guest areas using a mixture of Palms and Canopy trees. The shade will be focused on larger paved areas to maximize shade, reduce heat levels, and soften the aerial view of the surface course for resident, member, and guest comfort. Shade zones will also be created at the swimming pool area.

### Arrival Zone

The New Lodge entry drive provides access for vehicular traffic to the main entrance plaza (Piazza) and reception area of the New Lodge, which is situated on the second building level. The arrival zone and entry drive will be a shaded and sequential space beginning with the entry ramp will be flanked by palms, shade trees, and flowering shrubs to accentuate the stately approach to the Piazza. The Piazza will be welcoming and warm, with returning members and guests greeted by a water feature, stately Palm Bosque, and a lush tropical planting on the perimeter of the Piazza.

### Screening

Appropriate screening will be incorporated at the Back of House (BOH) / Services area, in the parking lot to buffer the putting course, at the ground level of the south tower to screen the adjacent park / beach access, and in the Parking lots to screen autos from 16th street and provide clear delineation between public and private property.

### The Dune Crossover

To facilitate connectivity of golf course play between the golf course areas north and south of 16<sup>th</sup> Road, Dune Crossovers will be constructed. The Crossover structures will be strategically placed to minimize impact to the existing Dune system and will intersect the existing Beach access boardwalk system. The Crossovers will be designed to be similar to the existing crossover structures.

## **SIGNAGE**

Signage for the New Lodge will include a freestanding Identification Sign (monument or pylon) located at the main drive entrance. The sign will be internally or externally illuminated and designed to complement the overall architectural design. Both vehicular and pedestrian directional signage will be used to move guests around the property. During completion of the project, construction signs listing the project information, along with the owner/developer and project team, will be displayed on the fencing surrounding the site.

## **TEMPORARY FACILITIES**

In advance of demolition of the existing Lodge, during construction of the New Lodge, and until the New Lodge is operational, LRA will utilize existing areas of the Resort or proposed additional parking areas of the New Lodge for temporary operations and facilities, which may include mobile facilities, event style tents, renovation of structure spaces, repurposing of existing conditioned spaces. LRA will submit building permit applications for such temporary facilities and uses, which are necessary and hereby incorporated for approval herein.

## **WATER UTILITIES**

The Dunes Community Development District (DCDD) is a unit of special government that provides essential infrastructure services to property owners within the District boundaries. The DCDD operates (1) potable water supply, treatment, storage, and delivery systems, affording fire protection, and (2) domestic wastewater collection, treatment, reuse, and disposal systems.

The DCDD currently provides potable water, wastewater, and reclaimed water service to Hammock Beach and the current Lodge. The DCDD has physical capacity to provide potable water, wastewater, and reclaimed water service to the New Lodge.

The DCDD's current consumptive use permit (CUP) number 51136 requires modification to increase the annual allocation to accommodate the additional use directly associated with the New Lodge and Expanded Conference Facilities. LRA will pursue and/or aid the DCDD in making application for, and obtaining, a modification to the CUP.

## **STORMWATER MANAGEMENT**

The DCDD owns and operates the collection, conveyance, treatment and discharge of stormwater permitted by the St. Johns River Water Management District Management and Storage of Surface Waters (MSSW) System via Environmental Resource Permit 4-035-18433.

The MSSW system that serves Hammock Beach and affiliated developments with the HDDRI consists of 96 acres of interconnected man-made wet detention ponds. This system currently serves the Lodge and

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appears to possess adequate capacity to serve the stormwater from the New Lodge; therefore no changes are proposed to the MSSW wet detention ponds. Should any changes to conveyance or treatment facilities arise through the permitting of the improvements through the St. Johns River Water Management District environmental resource permitting, LRA will incorporate such changes into land development or building permit applications LRA submits to Flagler County.

The New Lodge improvements will collect stormwater from the site and convey it to the existing drainage pipe network within the New Lodge site, 16<sup>th</sup> Road right of way, Northshore Plat Five, and the Ocean Course. The stormwater will flow by gravity directly to MSSW system Lakes 15, 16/19, and 23/24 for treatment, attenuation, and exfiltration or discharge.

No stormwater management system changes are required to accommodate the Expanded Conference Facilities, as the amount of impervious area related to these improvements will not increase.

### **TRANSPORTATION AND TRAFFIC**

As previously discussed, in 2012 Admiral Corporation/ITT/ITTCDC, the Master Developer of the HDDRI, entered into an EBOA with the Flagler County Board of County Commissioners. The information produced and reviewed in order to reach agreement included several components, some generated by Admiral Corporation and others by Flagler County.

One of the documents produced in support of the EBOA concerned current and future traffic in and around the HDDRI, addressing levels of service for roadways and intersections, and projecting scenarios that may require additional improvements to the current roadway infrastructure. Admiral Corporation engaged Kimley Horn to prepare a traffic study, which was submitted to, and subsequently reviewed and approved by Flagler County (EBOA Traffic Study). The EBOA Traffic Study traffic study included projections for the addition of over 500 more residential units as future development within the HDDRI, and ultimately demonstrated and concluded that all intersection and roadway levels of service would remain favorable at build out without requiring any additional infrastructure (e.g. roadway widening, intersection signalization, etc.), except the intersection of Hammock Dunes Parkway and Camino Del Mar (at the main entrance to Hammock Dunes).

LRA, as a successor developer, proposing only a fraction of the additional units contemplated by the EBOA Traffic Study, and relying on the findings of the EBOA Traffic Study and the related approval of the Board of County Commissioners, does not propose any changes to the roadway system, as the existing system is adequate to meet the trips generated by the New Lodge and Expanded Conference Facilities.

As a related matter, LRA requests release of Performance Bond 20BCSAG6813 related to certain signalization improvements along State Road A1A. The EBOA Traffic Study determined that the subject intersections would not warrant signalization due to traffic generated within the HDDRI, as the conditions that would trigger the improvements will not be attained; therefore, the guaranty should be absolved.

## **16<sup>th</sup> ROAD**

The New Lodge Site Development Plan proposes (1) new driveways along 16<sup>th</sup> Road, (2) repaving and realignment of a small area of the existing paved travel lanes and parking stalls without reduction in use, (3) installation of sidewalk within the 16<sup>th</sup> Road right of way, (4) removal, relocation, and replacement of the existing wooden cart bridge and reclaimed water main that span across the right of way, and (5) modification and enhancement of signage and landscaping within the right of way; all of which are depicted on the Site Plan maps. No changes to the 16<sup>th</sup> Road right of way are proposed or planned.

LRA will continue the practice of disallowing employees and vendors servicing Hammock Beach to park in the parking spaces situated at the eastern terminus of 16<sup>th</sup> Road.

## **PARKING**

The Resort provides parking in the form of structured garages and grade level parking areas. There are currently one thousand three hundred ninety one (1,391) parking spaces to serve the residential and nonresidential mixed uses of the Resort. In accordance with applied County criteria, nine hundred and ten (910) parking spaces are supplied for residential uses and four hundred and twelve (412) spaces are required for other uses. The current parking areas provide sixty nine (69) spaces in excess of the calculated demand, as confirmed by County representatives.

In reality and practice, the current parking grossly exceeds demand, as the Resort routinely, at maximum occupancy and peak use periods, has several hundred empty parking spaces. This practical surplus of parking is explained by the inherent synergy of the Resort residential and nonresidential uses. There are 483 residential units at the Resort core, having one, two, three, or four bedrooms. Of the existing units, on average, 350 residential units are in the Resort's rental program. The large majority of Resort transactional business and amenity utilization derives from the members, property owners, and guests residing in the residential units located at the Resort core, most of which are within the Resort's rental program. Since these residential units are provided with parking spaces, additional spaces that may be appropriated for nonresidential uses remain substantially unutilized on a routine and continuing basis.

The current ratio of required nonresidential parking spaces to residential parking spaces is 0.45. As indicated above, this current ratio results in several hundred spaces unused during peak use periods and more than half of the spaces unused during average use periods. Applying the same ratio to the New Lodge, with 198 hotel rooms, an allocation of 50,000 square feet of conditioned amenity area (including expanded conference facilities adjacent to the One Bedrooms at Hammock Beach Club Condominium buildings, and adding 2 spaces per golf hole, the calculated parking demand would be three hundred twenty four (324) spaces, consisting of one hundred ninety eight (198) residential spaces and one hundred twenty six (126) ancillary amenity or nonresidential spaces. Applying the current surplus of sixty nine (69) spaces and the twenty five (25) spaces at the Ocean Course Turf Care building, the new Lodge would be required to provide two hundred thirty (230) spaces at the New Lodge site.

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Using conventional criteria, assigning required parking by the gross square footage of commercial space, the parking demand yields a different amount of parking spaces. For example, at one space per three hundred gross square feet of ancillary amenity conditioned area, approximately fifty thousand (50,000 SF), the nonresidential parking spaces would be calculated at one hundred sixty six (167) spaces. Adding this to the one hundred ninety eight (198) spaces for the hotel rooms and the thirty six (36) spaces for the golf holes, the total parking would total four hundred and one (401) spaces, then deducting the current surplus and turf care building parking spaces, the New Lodge site would need to provide three hundred and seven (307) spaces. While this is an alternate method, it is proven to be non-representative of the actual parking demands of a mixed use Resort like Hammock Beach. Creating additional parking spaces that are unutilized is costly, environmental unfriendly, and is generally not the highest and best use of real estate, and certainly not the highest and best use of Atlantic Ocean frontage real estate.

Therefore, considering the proposed elements of the New Lodge, the historical parking space utilization at Hammock Beach, and conventional parking requirement methodologies, the New Lodge parking plan includes a minimum of two hundred forty (240) spaces. The New Lodge site plan reflects parking that consists of approximately fifty (50) structured parking spaces and approximately one hundred ninety (190) grade parking spaces. Considering the volume of unused spaces in the Resort's current inventory, the proposed Lodge parking plan is conservative and accommodating. Nonetheless, the new plan also includes an additional ninety eight (98) grade parking spaces deemed surplus and provisional, in the unlikely event that Hammock Beach desires to increase the parking supply. The combination of the (a) primary Lodge spaces, (b) provisional (e.g. elective) Lodge parking spaces, (c) current surplus of sixty nine (69) spaces, and (d) twenty five (25) parking spaces at the turf care facility yields four hundred thirty two (432) spaces, which exceeds the total demand calculated using either methodology discussed above. The provisional spaces could be purposed to provide parking for future enhancements within existing Resort condominium buildings (e.g. Ocean Towers Phase III commercial spaces along the Grande Promenade) or additional conference space area contiguous to the One Bedrooms at Hammock Beach Club Condominium Association wings (within the proposed buildable setback limits).

### **CONCURRENCY AND VESTING**

In accordance with the terms of the EBOA, referenced above, the New Lodge dwelling units and amenities shall be deemed concurrent and all transportation, off-site stormwater, school, park, public safety, and solid waste concurrency shall be deemed satisfied.

### **SITE DEVELOPMENT PLAN**

Site Development Plans are hereby incorporated into the development criteria and are intended to graphically and generally depict improvements contemplated by and afforded by the development criteria. Site Development Plans in a Planned Unit Development are inherently limited in specificity, recognized as a preliminary tool and guide, and may require revision as designs progress.

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**EFFECTIVENESS and FLEXIBILITY**

The Basis of Design & Development Criteria shall serve as the governing standards for improvement of the New Lodge and Expanded Conference Facilities described herein. Should any conflicts exist between the Site Development Plans and the narrative Basis of Design and Development Criteria, the narrative Basis of Design and Development Criteria shall prevail. LRA shall have the flexibility to modify the Site Development Plans without additional County approval provided any such revisions shall meet the narrative Basis of Design and Development Criteria established herein upon administrative confirmation by the Flagler County Planning Director, Growth Management Director, or County Administrator.