



VIA HAND DELIVERY & ELECTRONIC MAIL

September 29, 2014

Mr. Adam Mengel, AICP, LEED AP BD+C, 
Planning and Zoning Director
Flagler County Board of County Commissioners
1769 East Moody Boulevard, Building 2, Suite 105
Bunnell, FL 32110
amengel@flaglercounty.org

RE: Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities at Hammock Beach
County Project #: 2014080029
County Application #: 2962

Dear Mr. Mengel,

On behalf of LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC (collectively, "Applicant" or "LRA"), Salamander Hotels & Resorts (hereinafter "Salamander" or "Agent") is pleased to submit the enclosed response to the Flagler County Technical Review Committee September 12, 2014 comments regarding the above referenced Application for Site Development Plan Review in a PUD for the New Lodge and Conference Facilities. The enclosed information is not only responsive to the TRC comments, but also addresses (1) items discussed during the TRC meeting on September 17, 2014, (2) recommendations and input received from our members and property owners, and (3) elements of the Application discussed with Scenic A1A PRIDE at their September 26, 2014 meeting. The following information is provided as with this submittal:

1. Remainder of calculated Application fee;
2. Narrative and itemized response to each TRC comment;
3. Revised Site Development Plan Set with revisions clouded and annotated;
4. Information addressing additional items discussed at TRC;
5. Information addressing unfounded concerns raised by antagonists related to utility service and annexation; and
6. Powerpoint Presentation delivered to Scenic A1A PRIDE on September 26, 2014.

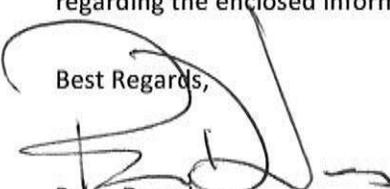
As our team expressed during the TRC meeting and the Scenic A1A PRIDE meeting, and as documented in our Application, the New Lodge and Expanded Conference Facilities initiative has been conducted

over the course of many months through an open, inclusive, transparent, thoughtful, and collaborative process that has invited and welcomed input, participation, and discussion with all interested parties. Through this process, which continues with the County's consideration of the subject Application, Salamander has been careful to listen to the input and concerns of those parties that chose to evaluate the proposal and provide input and recommendations, which has led to revision and enhancement of the proposed plan. The enclosed information is reflective of the constructive and helpful input from members, property owners, citizens, County staff, and important advisory bodies, such as Scenic A1A PRIDE. We continue to solicit input and interest from all stakeholders and remain open and willing to meet with and discuss the proposal with anyone.

We believe the revised plan is an improvement to the plan submitted with the Application on August 27, 2014 and look forward to Flagler County's continued review and consideration of the proposed improvement to the Hammock Beach Resort. It is our understanding that the next step in the Flagler County Application process is presentation of the Application to the Planning and Development Board, which is scheduled for October 14, 2014 and will be held at 6 PM in the Board Chambers of the Government Services Building located at 1769 East Moody Boulevard, Building 2, Bunnell, FL 32110.

Thank you for continued assistance throughout this process. Please contact us if you have any questions regarding the enclosed information

Best Regards,



Prem Devadas
President

Enc.

Cc: Hammock Beach Advisory Board of Governors
Hammock Beach Community Committee
Hammock Beach Members and Property Owners
A1A Scenic Pride
Sheila Johnson, Salamander
Neill Faucett, Lubert Adler
Amy Wilde, ACP Communities