

**APPLICATION #2962
PUBLIC COMMENTS
RECEIVED
09-18-2014
TO
10-06-2014**

App #2962

Amendment to PUD SDP Ocean Hammock Golf Course Lodge

Call Log 20140918 thru 20141006

Date	Contact Number	Name	Parcel Number	Address	Surrounding Owner Y / N	Property Condition (V) Vacant (D) Developed (H) Homestead	Position (S) support (O) objection (NP) no position
20141001	386-445-4618	Haemmerlein, J.	40-10-31-4100-00000-0240	45 Shady Lane N	Y	H	O – to close county park
20141002	No # provided	Novosel, C.	04-11-31-3505-00000-0300	8 Las Palmas Way	Y	V	NP
20141006	No # provided	Perretta, Gary	04-11-31-3502-00000-0300	55 Kingfisher Lane	Y	V	NP
20141006	No # provided	Tepp, Alan	04-11-31-3510-00000-0030	16 Cypresswood Dr S	Y	V	NP
20141006	No # provided	Ellis, Sharon	04-11-31-3602-00000-0430	85 Ocean Oaks Lane	Y	H	NP

Adam Mengel

From: Dennis Clark [denclark@cfl.rr.com]
Sent: Friday, September 19, 2014 2:09 PM
To: Daniel Baker
Cc: Tim Digby; Adam Mengel; Alma Nemrava; Bonnie Simms; Danielle Anderson; Dr. Lynne Rosewater; George Nelson; Jane Culpepper; Joyce Skaff; Andrew Johnson; Anne Wilson; Carole McCleery; Frank Meeker; Don Hoskins; Donna Drevniok; Frank Carelli; George Harnden; Judy Griswold; Marge Rooyakkers; Marianne McNeil; Mary Ann Ruzecki; Maryanne Taddeo; Sonja Zander
Subject: A1A PRIDE Sep 26 review
Attachments: A1A Site Review Protocol 20110204-revA.docx

Daniel,

For the best use of our time and yours at the Scenic A1A PRIDE Sep 26 site plan review, I would suggest that we focus on the topics that the committee is charged with reviewing. A short list of things that I can think of are as follows.

- Architecture, view from the road, elevation, and fit with the surrounding area
- Signs and Exterior Lighting (including turtle nesting compliance)
- Parking and traffic safety, any changes to roads, traffic patterns, signals, and driveway locations
- Screening and buffering (i.e. look at buffer requirements for parking)
- Public beach access (part of our Scenic Byway amenities)
- Anything related to benefits to the local community and tourism

Tree preservation is generally a concern, but since there are few if any protected trees in this location, it seems that landscaping after development is more of interest.

I would steer away from club amenities, inside design, and comparison to other luxurious resorts. I don't think we will have anything to add to the development property rights disagreement.

I have attached our Site Review Protocol which explains our interests in more detail. We have streamlined the process in most cases to having a presentation to the Scenic A1A PRIDE, then only appointing a site review committee if needed for follow-up. As you know, the **Scenic Corridor Design Guidelines** document is available on the County's website under Planning and Zoning and the Land Development Code contains the specific scenic corridor regulations.

The drawings available to us on the internet are mostly sufficient, but lacking detail in the following areas.

- Parking buffering and landscaping on both sides of 16th Road. View from the road.
- Expected traffic between parking and the lodge and its effect on public beach access
- Any expected changes in road design or traffic signals in the area
- Sign architecture and graphics
- Exterior lighting
- Golf cart path changes from current location to the dunes

Thank you for your consideration. We are anxiously looking forward to your presentation and discussion. Let me know if you need any equipment for your presentation. Someone should be at the community center to open up by about 8:40 AM.

Dennis Clark
Recording Secretary and Site Review Committee Chair

Adam Mengel

From: Dennis Clark [denclark@cfl.rr.com]
Sent: Monday, September 22, 2014 11:44 AM
To: Alma Nemrava; Bonnie Simms; Dr. Lynne Rosewater; George Nelson; Jane Culpepper; Joyce Skaff; Andrew Johnson; Anne Wilson; Carole McCleery; Frank Meeker; Don Hoskins; Donna Drevniok; Frank Carelli; George Harnden; Judy Griswold; Marge Rooyackers; Marianne McNeil; Mary Ann Ruzecki; Maryanne Taddeo; Sonja Zander
Cc: Adam Mengel
Subject: FW: A1A PRIDE Sep 26 review

In accordance with the Florida Sunshine Law I am passing along these comments from one of our non-voting members without any comments from me. I believe that I can state that protected trees may be considered in our assessment and that I will let the presenter know about it. Again, all issues may only be discussed between board members at the public meeting on Sep 26.

Dennis

From: Dr. Lynne Bravo Rosewater [mailto:lynnerosewater@me.com]
Sent: Sunday, September 21, 2014 11:14 AM
To: Dennis Clark
Cc: Ann Butler; lynnerosewater@me.com
Subject: Re: A1A PRIDE Sep 26 review

Dennis,

It is NOT true that trees aren't an issue. There is a large number of trees which buffer the south and east side of the parking lot that Salamander proposes to remove to put in more parking spaces. In this grouping of trees there are 28 scrub oak which developers promised to protect in the PUD for the phase one building, as well as countless palmettos, another native growth that is supposed to be protected. Ann Butler surveyed these trees with me and will be at the presentation on Friday. I don't think the only issue is from the outside in (ie, how will they protect 16th Road, but for the people who bought here and were promised the golf course would ALWAYS be a buffer, with the magnificent trees that form the border to the golf parking lot. I will have Ann bring in the view of these trees from the south side of the phase one building.

Further, I think Daniel Baker has to deal with the fact that the plat protection "for perpetuity" was given by Ginn in exchange for receiving 25 acres of beach front property from the County. Melissa testified to this fact at The FLAWAC hearing on the proposed NOPC appeal. Old Salt Park was made significantly smaller because of this.

In addition, Lubert/Adler/Salamander has made no comments on what their proposal on how 110, 0000 square feet of concrete buildings will effect the dunes. Old Salt Park was made significantly smaller to accommodate the building of the golf course.

Finally, the "only if needed parking" on the south side of 16th for 97 cars is a huge consideration, because, with all due respect for Daniel Baker, here is the total of available parking at Hammock Beach: the Villa parking owned by the Club (256 spaces), the South Tower P1 parking is which is MIXED use commercial and residential guests (97) and parking spaces available at the North Towers (60) spaces, a total of 423 spaces. These spaces are used by staff, renters at the South Towers, and overflow for members when the P1 lot at Phase One, Always full in holiday weekend and the entire summer. The 400 spaces Baker claimed were available on Labor Day Weekend is flat out impossible. There were over two hundred employees, members were parking at the South Towers as well as renters, and the golf parking lot was full. Lubert/Adler/ Salamander is claiming to meet the need for 246 spaces for the proposed hotel by counting the golfers' parking (191) spaces as hotel spaces. So where will golfers park, especially at peak holiday, summer times?

This is a lot if smoke and mirrors!

Please forward this to anyone on the A1A Pride Committee.

Lynne

On Sep 19, 2014, at 2:09 PM, Dennis Clark <denclark@cfl.rr.com> wrote:

<A1A Site Review Protocol 20110204-revA.docx>

Adam Mengel

From: Dennis Clark [denclark@cfl.rr.com]
Sent: Tuesday, September 23, 2014 9:38 AM
To: Daniel Baker
Cc: Tim Digby; Adam Mengel
Subject: RE: A1A PRIDE Sep 26 review

Daniel,

I have been advised that there are protected trees along both sides of 16 road, in and around the current parking area and also in the proposed parking area on the south side. These include Scrub Oaks (Sand Live Oaks) and Palm Trees greater than 6" in diameter. All protected tree species are listed in the Scenic Corridor Overlay Guidelines Handbook on the County website. A tree survey of the proposed development area will need to include these trees for the replacement calculations.

I'm planning on holding questions until after your presentation, then going around the room with a limit of three questions each. I will attempt to limit questions to our review criteria, but you may get questions about development rights, turtle lighting, or anything else. Some issues that are unresolved may be stated as "areas of concern" in our review.

I also have a request that you present with a projector, since someone stated that the drawings are difficult to follow. I will attempt to reinstall the large screen that hangs from the ceiling, but it would be good to bring your own in case I have trouble.

Dennis

From: Dennis Clark [<mailto:denclark@cfl.rr.com>]
Sent: Friday, September 19, 2014 2:09 PM
To: Daniel Baker (dbaker@acpcommunities.com)
Cc: Tim Digby (tdigby@hammockbeach.com); Adam Mengel (amengel@flaglercounty.org); Alma Nemrava (anemrava@bellsouth.net); Bonnie Simms (simmsjen@aol.com); Danielle Anderson (danielle_anderson@scenica1a.org); Dr. Lynne Rosewater (lynnerosewater@me.com); George Nelson (Biggeorgen2000@yahoo.com); Jane Culpepper (jbpepp@msn.com); Joyce Skaff (skaffjl@hotmail.com); Andrew Johnson (ajohnson@flaglercounty.org); Anne Wilson (annewilson@cfl.rr.com); Carole McCleery (quakermac@cfl.rr.com); Commissioner Meeker (fmeecker@flaglercounty.org); Don Hoskins (donaldhoskins@bellsouth.net); Donna Drevniok (donnadbeach@earthlink.net); Frank Carelli (Fcarelli@cfl.rr.com); George Harnden (jazzman481@gmail.com); Judy Griswold (judyct64@outlook.com); Marge Rooyakkers (petmom07@cfl.rr.com); Marianne McNeil (jjmcneil@bellsouth.net); Mary Ann Ruzecki (mruzecki@aol.com); Maryanne Taddeo (taddeom@bellsouth.net); Sonja Zander (sunandmark@gmail.com)
Subject: A1A PRIDE Sep 26 review

Adam Mengel

From: Daniel Baker [dbaker@acpcommunities.com]
Sent: Tuesday, September 23, 2014 12:04 PM
To: Dennis Clark
Cc: Tim Digby; Adam Mengel
Subject: RE: A1A PRIDE Sep 26 review

Thanks Dennis,

We will be prepared to address these items and look forward to the committee's input and the opportunity to answer questions. The protocol you outlined is appreciated, as we will demonstrate decorum in the presentation and in the Q&A session.

From: Dennis Clark [mailto:denclark@cfl.rr.com]
Sent: Tuesday, September 23, 2014 9:38 AM
To: Daniel Baker
Cc: Tim Digby; Adam Mengel
Subject: RE: A1A PRIDE Sep 26 review

Adam Mengel

From: Christie L. Mayer
Sent: Wednesday, September 24, 2014 11:12 AM
To: Craig Coffey; Sally A. Sherman; Adam Mengel
Subject: FW: Hammock Beach Club - Owner Updates, RE: MAY 6TH, 2014, SENT TO MR. CRAIG M. COFFEY

As Mr. Vitrano sends the other emails, I will also forward to you.

Sally or Adam – Is there a “proper” acknowledgement of this email (for the record) that needs to be done? I was going to just send a return email thanking him for his comments. Is that sufficient?

Christie

From: VINCENT B. (JIM) VITRANO [mailto:dolorada@aol.com]
Sent: Wednesday, September 24, 2014 10:05 AM
To: Christie L. Mayer
Subject: Fwd: Hammock Beach Club - Owner Updates, RE: MAY 6TH, 2014, SENT TO MR. CRAIG M. COFFEY

DEAR MS. MAYER:

IN REVIEWING THE COMMENTS (ON THE COUNTY WEBSITE), MADE IN REFERENCE TO THE PROPOSED PROJECT AT THE HAMMOCK BEACH CLUB. I VIEWED THIS E-MAIL THAT WAS SENT TO MR. COFFEY, ON TUESDAY, MAY 6TH, 2014, AND DISTRIBUTED TO OTHER PERTINENT OFFICERS OF THE COUNTY. I BELIEVE IN THE SPIRIT OF FAIRNESS, THIS IS THE FIRST OF TWO OR THREE OTHER E-MAILS TO FOLLOW (WHICH DISPLAY A DIFFERENT SIDE OF WHAT WAS SENT TO MR. COFFEY), AND SHOULD ALSO BE DISTRIBUTED TO ALL THAT ARE REVIEWING THIS PROJECT. I AM PART OF THE SILENT MAJORITY (I ATTENDED THE THREE TOWN HALL MEETINGS AT THE CLUB@HAMMOCK BEACH), WHERE THERE WAS OVERWHELMING RESPONSE TOWARDS THE MOVING FORWARD OF THIS PROJECT WHICH WILL NOT ONLY ENHANCE OUR PERSONAL EXPERIENCES, BUT THOSE WHO COME HERE, AND INDIVIDUALS WHO ARE SEEKING EMPLOYMENT, FOR WHICH THE COUNTY IS IN DIRE NEED OF.

I ALSO WANT TO GIVE YOU ANOTHER PERTINENT FACT. I DID A SURVEY OF THE LABOR DAY GUESTS IN THE CONDO'S THAT ARE PART OF THE RENTAL PROGRAM, THAT STAYED HERE AT THE RESORT ON THAT WEEKEND. THERE WERE:

200 OCEAN CREST DRIVE, PHASE 1 CONDO (148 UNITS), 107 WERE OCCUPIED.
200 OCEAN CREST DRIVE, ONE BEDROOM UNITS (127), 122 WERE OCCUPIED.
200 OCEAN CRET DRIVE, TOWER CONDO'SUNITS (92), 49 WERE OCCUPIED.
VILLA CONDO UNITS (106), 72 WERE OCCUPIED.

THEREFORE, YOU CAN SEE THAT IT IS VITAL FOR THE OWNERS OF THOSE UNITS, AND THE EXPOSURE THAT THIS PROJECT WILL DO TO INCREASE THE VALUE OF THEIR PROPERTIES, WHICH WERE AFFECTED BY THE DECREASE IN OUR ECONOMY IN THE PAST SEVERAL YEARS.

I HAVE A RESIDENT HERE SINCE FEBRUARY 10TH, 2003, AND PROPERTY OWNER SINCE SEPTEMBER 19TH, 2001. I HAVE SPOKEN TO MANY FORMER, AND CURRENT EMPLOYEES WHO WORK AT THE CLUB, AND HAVE TAKEN A PERSONAL INTEREST IN THEMSELVES, AND STORIES ABOUT THERE FAMILIES. THEY TELL ME ABOUT THEIRS, AND THEIR NEIGHBORS STRUGGLES WITH UN-EMPLOYMENT, AND SEEKING WHATEVER EMPLOYMENT TO RETAIN CONTINUED OWNERSHIP OF THEIR HOMES (THE COUNTY OBVIOUSLY KNOWS THESE FACTS). THE COUNTY ADMINISTRATORS ALSO ARE AWARE, THAT IT IS THE LARGEST EMPLOYER IN FLAGLER COUNTY. THE INCREASED BED TAX, WILL ALSO BENEFIT ALL IN THE COUNTY, WHERE I BELIEVE THAT THE UN-EMPLOYMENT RATE IS 10.9 PERCENT.

WHY IS THIS IMPORTANT. I HAVE BEEN TO MANY OTHERS OCEAN SIDE COMMUNITIES ON THE EASTERN COAST OF THE UNITED STATES THAT MOST OF US NORTHERNERS, CONSIDER TO RETIRE TO. FROM VIRGINIA BEACH SOUTH TO MYRTLE BEACH, THE OUTERBANKS OF NC, WILMINGTON, NC, HILTON HEAD, SC, AND TO GET TO THE ATLANTIC OCEAN IT TAKES FROM 45-1 1/2 HOURS (WILMINGTON) TO GET FROM I-95 TO THE

ATLANTIC OCEAN. HERE IN THE HAMMOCK OF PALM COAST, FLAGLER BEACH, YOU ARE AT THE OCEAN, WITH THE INTRACOASTAL WATERWAY IN LESS THAN FOUR MILES. THEREFORE, THIS PROJECT IS ESSENTIAL FOR OUR GROWTH, AND EXPOSURE TO THIS WONDERFUL COUNTY. WE OR OUR HEIRS, ARE GOING TO SELL OUR CONDO'S, AND OR HOMES OR PROPERTIES IN THE COMING YEARS, AND THE ATTRACTION THAT THIS PROJECT WILL BE EXPOSED TO ARE INDIVIDUALS, AND OR FAMILIES THAT SOMEDAY WILL CONSIDER LIVING IN THIS WONDERFUL COUNTY.

RESPECTFULLY SUBMITTED FOR YOUR CONSIDERATIONS,
VINCENT B. (JIM) VITRANO
56 OAKVIEW CIRCLE WEST
PALM COAST, FL 32137-3381

PS: I WILL FORWARD THE OTHER PERTINENT E-MAILS

-----Original Message-----

From: VINCENT B. (JIM) VITRANO <dolorada@aol.com>
To: fretzjg <fretzjg@aol.com>; DOLORADA <DOLORADA@AOL.COM>; VINCENTVITRANO <VINCENTVITRANO@ME.COM>
Sent: Wed, Sep 24, 2014 8:52 am
Subject: Fwd: Hammock Beach Club - Owner Updates

DEAR JACK:

THIS IS THE EXACT E-MAIL THAT WAS SENT THAT WAS SENT OUT TO THE RESIDENTS OF THE NORTHSORE COMMUNITY.

PEACE +
VINCENT B. (JIM) VITRANO

-----Original Message-----

From: Fretzjg <Fretzjg@aol.com>
To: dolorada <dolorada@aol.com>
Sent: Wed, May 7, 2014 7:01 am
Subject: Re: Hammock Beach Club - Owner Updates

I rebutted that May 3 email with my own email on May 6. I wish Ann would send my response to everyone she sent the May 3 email to. I will send it to you. Please distribute it.

Thank,

Jack

In a message dated 5/7/2014 5:34:42 A.M. Eastern Daylight Time, dolorada@aol.com writes:

-----Original Message-----

From: James Fitzgibbons <fitzgib3145@gmail.com>
To: VINCENT B. (JIM) VITRANO <dolorada@aol.com>
Sent: Tue, May 6, 2014 11:17 am
Subject: Fwd: Hammock Beach Club - Owner Updates

Jim Fitzgibbons
fitzgib@hargray.com

Begin forwarded message:

From: "Ann Butler" <annbutler110@cfl.rr.com>

Subject: Fw: Hammock Beach Club - Owner Updates

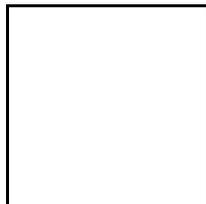
Date: May 5, 2014 at 5:12:29 PM EDT

To: "Abby C. Romaine" <abby.romaine@gmail.com>, "Alan Mandelbloom" <alan.mandelbloom@gmail.com>, "Anna M. Cabot" <amcabot@me.com>, "Anne Folco" <annieb1956@aol.com>, "Betsey Larwood" <bl4321@aol.com>, "Bill White" <Whitewr1@aol.com>, "Bob and Renee Dalter" <RJDalter@aol.com>, "Brian Kopec" <brian@kopec-insurance.com>, "Carol and Mike Mungo" <cmugno@verizon.net>, "Charlie Mandell" <charmandell1@gmail.com>, "Cheryl and Dietrich Von Soosten" <baronessvs@gmail.com>, "Chris Lee" <Chrislee@itsne.com>, "Chuck Larwood" <cl4321@aol.com>, "Cindy Hate" <cmhate@hotmail.com>, "Dan Wachendorfer" <danwac@aol.com>, "Dave Bull" <davebull@bullcommunicationsinc.com>, "Debbie and Gary Fleischer" <Dfallonfly@aol.com>, "Diana and Randy Kaiser" <dianackaiser@gmail.com>, "Dianna Delorey" <dmdelorey41@gmail.com>, "Don Travis" <dpt66@cfl.rr.com>, "Ed and Dianna DeLorey" <dmdelorey@hotmail.com>, "Elaine Mills" <elaine.b.mills@gmail.com>, "Fred Folco" <efaf@aol.com>, "Gail Kerr" <gaclifford@yahoo.com>, "Gerri Gilson" <msgg44@gmail.com>, "Inger Foster" <inger.foster@gmail.com>, "Jacques and Julie Bernier" <drbernier@implantquebec.com>, "Janet Kivi" <janetkivi@cfl.rr.com>, "Jay and Marilyn Katz" <Joy415@aol.com>, "Jim Fitzgibbons" <fitzgib@hargray.com>, "Jim Owens" <nie1jro2000@yahoo.com>, "Joan Boyce" <joanboyce@aol.com>, "John and Rita Bladel" <bioprof@aol.com>, "John Butler" <jbutler110@cfl.rr.com>, "John Kivi" <johnkivi@cfl.rr.com>, "JOHN TODD" <jtodd43@icloud.com>, "Joy Ellis" <joyellis@cfl.rr.com>, "Joyce Dematteis" <codycat12@aol.com>, "Judy Ross" <jegnaross@yahoo.com>, "Karen Kopec" <karenakopec@gmail.com>, "Karla Goodman" <karla.goodman@floridamoves.com>, "Kathleen Kennedy-Kelley" <kennedykelley@yahoo.com>, "Kathy and Jim Owens" <thebabytwin56@hotmail.com>, "Kathy Robison" <kmrmpm@bellsouth.net>, "Katie Smith" <Katie.smith127@gmail.com>, "Larry Adolfie" <ldadolfie@gmail.com>, "Larry Babbitt" <lbabbitt@cfl.rr.com>, "Laura and Jeff Giadone" <lgiadone@Yahoo.com>, "Linda McFarland" <Linda@llk.com>, "Lorrie Samuels" <lorriesam@aol.com>, "Marian and Dave Ashman" <mmsfeder1@aol.com>, "Martin Glicksman" <mglic@mse.ufl.edu>, "Mary Ann Maurer" <Mamaurer@cfl.rr.com>, "Mary Bull" <MaryRyan@BullCommunicationsInc.com>, "Mel and Dorna Haught" <dphaught@gmail.com>, "Merida D'Augustine" <meridadaug@gmail.com>, "Mike Maurer" <mike-maurer@cfl.rr.com>, "Nanci Carstens" <NLCarstens@aol.com>, "Nancy Fitzgibbons" <nsf@hargray.com>, "nick foster" <nvf118@hotmail.com>, "Paul Kelley" <paulkelley@alumni.umass.edu>, "Rachael Kopec" <rachaelkopec@yahoo.com>, "Reggie McFarland" <RPM@llk.com>, "Rhonda and Rodney Martin" <rhondamartinLpcc@yahoo.com>, "Rich DeMatteis" <rich7253@aol.com>, "Robert and Delane Buck" <delane.buck@dhgllp.com>, "Ron and Joan Boyce" <rjbl126@aol.com>, "Rosemary Travis" <RMT1@cfl.rr.com>, "Sandy Hostetter" <shostetter@cnilbank.com>, "Sara Hale" <sara.hale@mac.com>, "Sherry Babbitt" <sbabbitt@cfl.rr.com>, "Stephen Maikisch" <steve.Maikisch@gmail.com>, "Steve and Patti Cohen" <putka1@aol.com>, "Steve Carstens" <spcarstens@aol.com>, "Steve kopec" <steve@kopec-insurance.com>, "Susan Green" <spg624@aol.com>, "Susan Lee" <susan@itsne.com>, "Susan Wiswell" <susanwiswell@hotmail.com>, "Suzanne Roberts" <robertsfla@msn.com>, "Tim Hale" <timothyahale@gmail.com>

Good Afternoon, I'm putting this out there as so many folks are wondering why on earth did the condo association turn down the 400,000 from lupert Adler for lobby renovations. Here is their explanation to their members. Ann Butler

Date: Sat, 3 May 2014 20:42:43 -0400

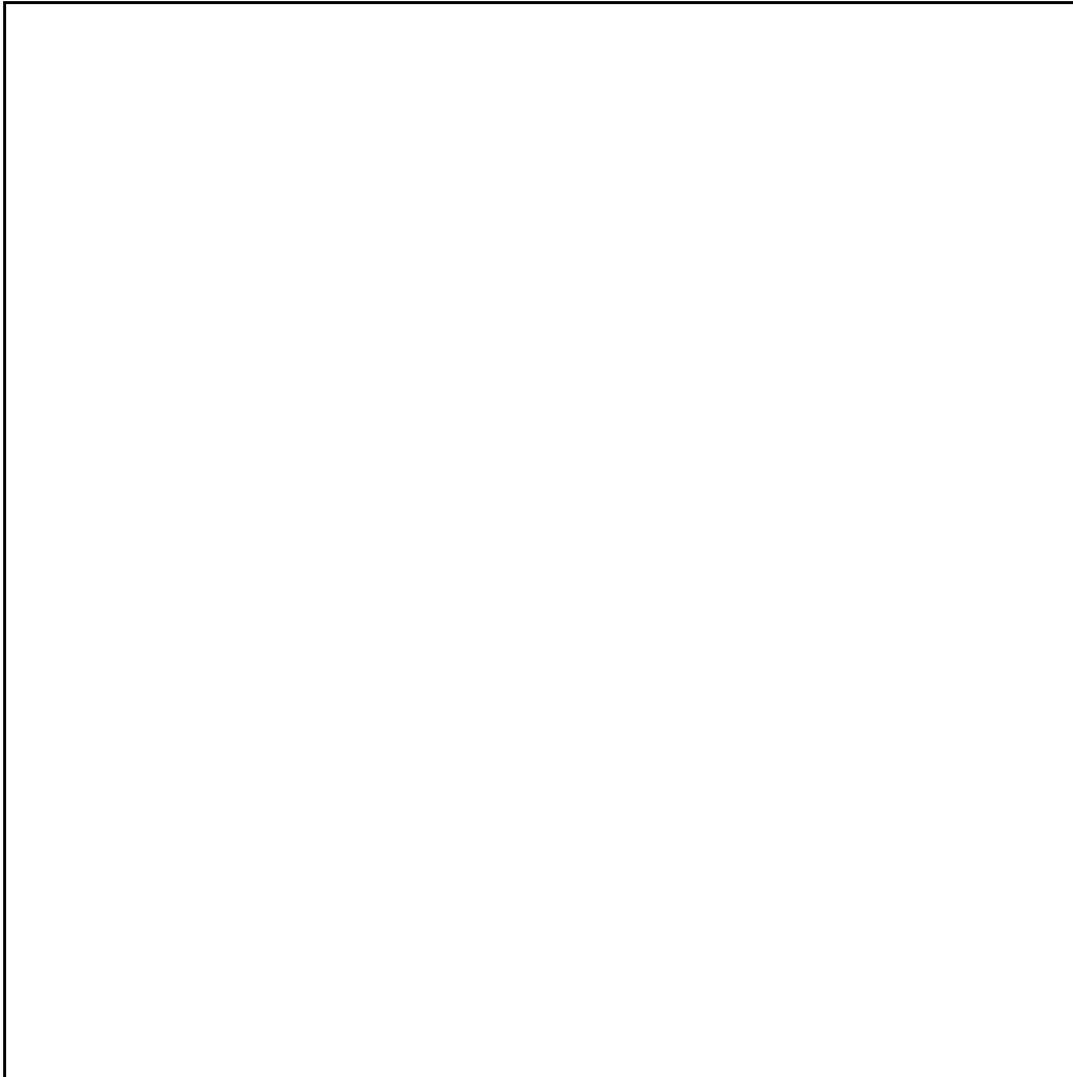
Subject: Hammock Beach Club - Owner Updates



Hammock Beach Club

Condominium Association, Inc.

May 3, 2014



Hammock Beach Club Condominium Owner Updates

An Update to Phase I Owners from the Board of Directors

The Board of Directors would like to advise you that Jack Fretz resigned his position as Vice President/Treasurer of the Board of Directors (for health reasons) on April 16, 2014. Jack has been a valuable, long-term Board Member and we wish him well. Bob Corliss, a recent past Board Member who worked very hard in the legal action against the NOPC and in the Associations' efforts to stop further oceanfront development, graciously agreed to serve the remainder of Mr. Fretz' term until the January 2015 Annual Members' Meeting.

The results of responses to our email to owners asking for their input on Salamander's proposed oceanfront development and lobby renovation showed that 78 percent of the responders (one vote per unit) opposed the Salamander ocean front building proposal.

On April 23, the Board of Directors voted unanimously to turn down the offer by Salamander for the

renovation of our lobby. Both Tim Digby, our new GM who replaced Carlton Grant, and Jeffrey Porter abstained from the vote, as being representatives of management, they had a conflict of interest.

There are several reasons the Board took this action:

While Salamander offered additional the lobby renovation money with “no strings attached,” there were several demands that were untenable. The major one being the money came with a contract including a provision that signing it would “supersede all other signed contracts.” That clause would have effectively changed the cost share agreement in ways that were **disadvantageous** to Phase 1 owners:

1). Salamander wanted to put two commercial establishments in our lobby, a coffee house and a sushi bar. We own 87 percent of the lobby. The Club is our home. The noise and traffic from these establishments is not desirable, **nor does management have any right to structurally change our lobby, as outlined in the cost share agreement.**

2). Salamander has the right to argue to build two new buildings with an additional 178 rooms (the Lodge has 21 rooms, which were granted as a special exemption). But they do not have the right to use our lobby. The cost share agreement covered the building of Phase 1 (our 3 - 4 bedroom units), Phase II (the one-bedroom rental units) and Phase 111 (the North and South Towers). Any new building Salamander or Lubert-Adler (who is still the 100 per cent owner of Hammock Beach) wants to create is **not covered by cost share agreement.**

3). This change was also a prelude to checking in guests, using our lobby, of the 198 rooms Salamander is proposing to build. This extra 400 plus people in our lobby would more than double our current lobby traffic. The lobby is already burdened when the majority or all of the units are rented; doubling the traffic would have been chaotic. Plus the incoming vehicular traffic (200 cars) would have overwhelmed our gate entry system; **the cost share gives Salaamed no right to use our parking (P1 or P2).**

The duty of the Board of Directors is to protect owners’ rights. There are four commercial establishments serving food at Hammock Beach: the Atlantic Grill, Delfinos, Loggerheads and the sushi bar. Our lobby was not designed to contain restaurants.

Using the \$300,000 from our current furniture reserves, we will proceed with redecoration of the lobby on our own without changing the physical setting. Sylvia Whitehouse has agreed to chair the Lobby Redecoration Committee. The committee will develop plans and specifications for approval by the Board of Directors and solicit bids. Redecoration of the lobby is planned for the period between Labor Day and Thanksgiving of 2014. The Lobby Redecoration Committee is open to owner input and residents may contact Sylvia Whitehouse with plans or ideas at ([HYPERLINK "mailto:siren23@me.com"](mailto:siren23@me.com)) o "<mailto:siren23@me.com>" siren23@me.com).

Elevator Repairs Underway and On Schedule!

The ThyssenKrupp Elevator Company has made great progress on the Phase 1 repairs to the east elevators, #1 & #2. The Phase 1 portion began on April 8, 2014 and is now 100 percent complete. Rust and corrosion on both elevators have been scraped off of major metal components on floors 5 through 11, an environmental rust solution has been applied and painting of the inside of the hoist way doors has been completed. Phase 2 of the elevator repair project is expected to begin the first week of June. Elevator doors have been ordered for the P1, P2, Lobby Level 1, and 2nd and 3rd floors. Other materials such as cables and door rollers have been ordered and received. Estimated completion date of the entire elevator repair project is June 27, 2014. We appreciate your patience while the upgrades are in progress!

Access Code for New P2 Garage Luggage Cart Storage Area

A new fenced in luggage cart storage area has been built in the P2 Owners garage. The storage area is located just outside the north exit door of the main elevator lobby in the garage. To ensure the availability luggage carts and prevent loss of the Hammock Beach Club Condominium Association luggage carts the storage area has been equipped with a locking mechanism with coded access so that the carts can only be checked out by a Phase 1 owner using the access code (0200). To unlock the storage area, simply enter the 4 digit code on the key pad and the green light will blink, unlocking the latch. Within the next two to three weeks a second fenced in luggage cart storage area will be built on the east end of the P2 owners garage for better accessibility for owners occupying the east end of the building. After using the carts, please be considerate of your neighbors and return the cart back to the luggage cart storage area and ensure the latched is closed behind you to prevent guests or owners from another phase of the Hammock Beach Club from taking it to a different building. The luggage storage area code will be changed every six months. **If there are tenants in your unit, please be sure to pass the code along to them.**

Hammock Beach Club Website

It was recently brought to the attention of the Board of Directors that some owners are not aware there is a website to keep members updated on Hammock Beach Club information. To access the website, log on to www.ssmgroupinc.com, select “Associations” in the menu bar then select the “Hammock Beach Club” link. The website includes Board Meeting dates and meeting minutes,

Association Governing Documents, purchase applications and current news and insurance information frequently requested by owner mortgage lenders. If you have a problem accessing the website, please contact On-Site Manager Thomas Leach Monday through Friday, 10:00 a.m. to 1:00 p.m., at the Management Desk on the Second Floor Mezzanine Lobby (386-246-5686). During other business hours you may contact Thomas at Southern States Management Group (386-446-6333, Extension 309).

Hammock Beach Club Condominium Association, Inc.



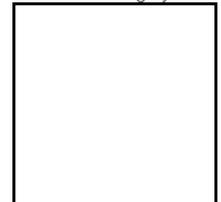
This email does not accept incoming messages, if you have questions or need additional information please call, Thomas Leach, 386-446-6333 extension 309 or email tlease@ssmgroupinc.com.

Hammock Beach Club Condominium Association, Inc.
Post Office Box 351001
Palm Coast, FL 32135

Toll Free: 800-439-9408 // Local: 386-446-6333
Website: <http://ssmgroupinc.com/>



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Adam Mengel

From: JEFF SOUTHMAYD-PD [wnssfm@aol.com]
Sent: Saturday, September 27, 2014 11:51 AM
To: Sally A. Sherman
Cc: Adam Mengel
Subject: CHANGE IN SALAMANDER HOTEL SITE PLAN
Attachments: Green_space_parking.pdf

Sallie;

I attended the Scenic A1A Pride meeting yesterday on the proposed Salamander 198 room hotel. The site plan shown to them by Salamander differed from the site plan on file with the county in a very significant regard. The green space that is proposed to be converted into a parking lot as shown in the attachment was not shown to the Scenic A1A Pride board as part of the project. When I questioned Prem Devadas about this the board and I were told that Salamander had modified its parking plans to eliminate this parking lot and to retain the green space.

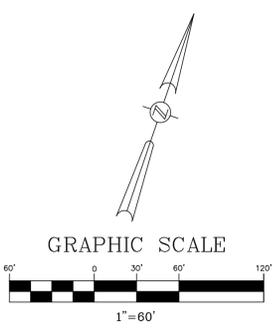
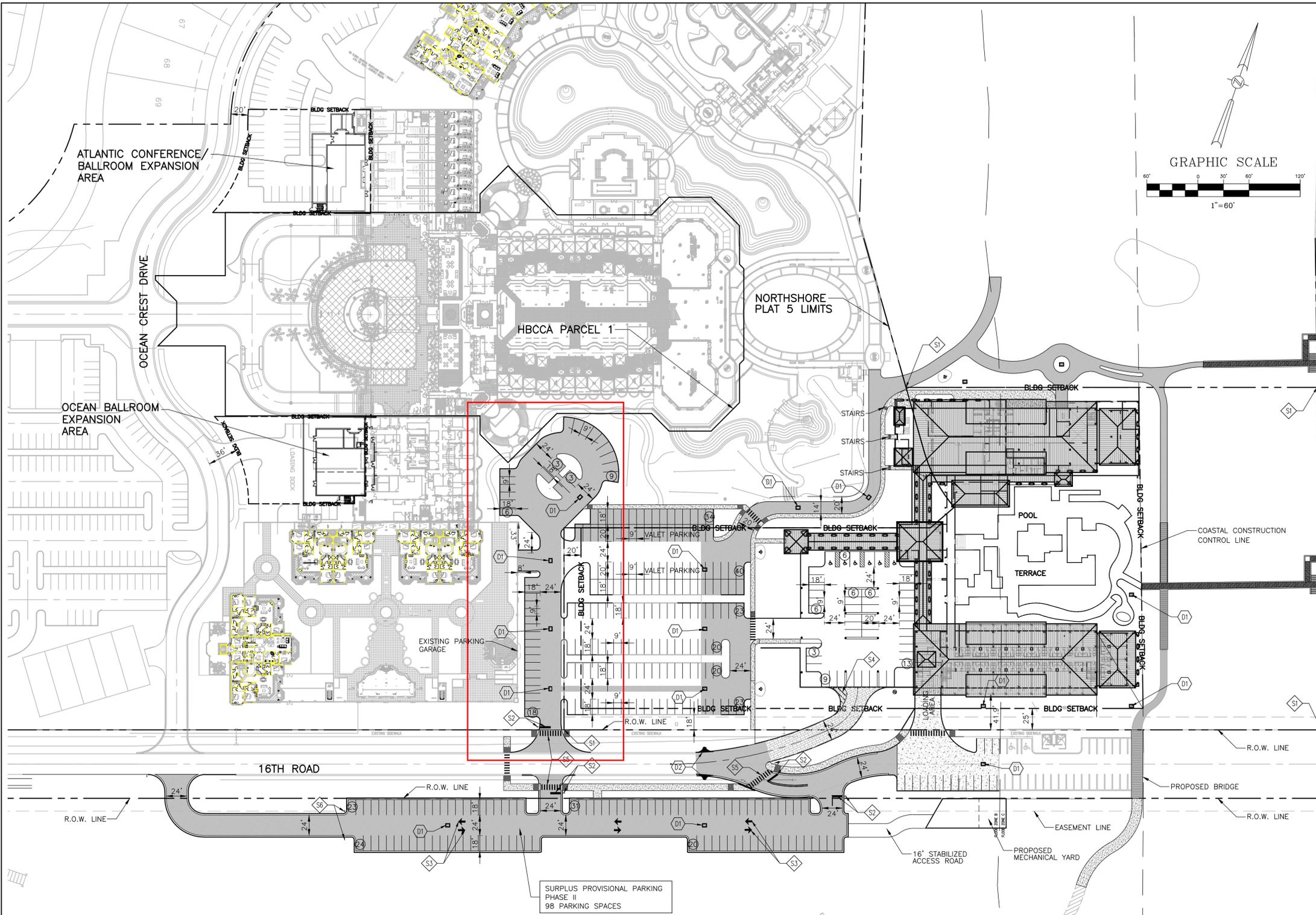
In checking the county web site this morning it appears that the attached site plan, including the conversion of the green space into a parking lot, is the current site plan. Would you please confirm whether an amendment to the site plan has been formally submitted to the county to eliminate this parking lot?

If so, doesn't the adequate parking situation need to be re-addressed by the review committee since parking is a major concern in connection with this project. If not, doesn't Salamander need to meet again with Scenic A1A Pride to show the proposed loss of green space into a parking lot, which is something I understand Scenic A1A Pride is very concerned about?

Thank you.

Jeffrey D. Southmayd
President

WNSS-FM 89.3
The Christian Radio Voice
of Flagler County & Palm Coast
4 OCEAN RIDGE BOULEVARD SOUTH
PALM COAST, FLORIDA 32137
386.447-7108 FAX 888-557.3686
WNSSFM@AOL.COM
[WEB: WWW.WNSSFM.COM](http://WWW.WNSSFM.COM)



SITE DATA

PROPERTY LOCATION: 105 16TH ROAD E. & 200 OCEAN CREST DRIVE
PALM COAST, FLORIDA
8.0± ACRES

PROJECT AREA:

PROPERTY FUTURE LAND USE DESIGNATION: MUL-MIXED USE LOW INTENSITY
ZONING: LOW/MEDIUM DENSITY PUD

EXISTING USE: GOLF CLUBHOUSE/COMMERCIAL

PROPOSED USES:
1. - NEW 198 ROOM LODGE WITH RESTAURANT AND GOLF CLUBHOUSE
2. - NEW BALLROOM /CONFERENCE EXPANSION

PROPOSED GROSS FLOOR AREA:
NEW LODGE 171,128 S.F.
ATLANTIC BALLROOM/CONFERENCE EXPANSION 7,350 S.F.
OCEAN BALLROOM/CONFERENCE EXPANSION 6,350 S.F.
PROPOSED TOTAL GROSS FLOOR AREA: 184,828 S.F.

MAXIMUM ALLOWABLE BUILDING HEIGHT (NEW LODGE) 76'
PROPOSED BUILDING HEIGHT 74'

BUILDING SETBACKS	REQUIRED
NEW LODGE:	
NORTH (GOLF COURSE)	0'
NORTH (NORTHSHORE PLAT 5)	0'
SOUTH (16TH ROAD)	25'
EAST (COASTAL CONSTRUCTION CONTROL LINE CCCL)	0'
WEST (NORTHSHORE PLAT 5) -RECREATION	0'
WEST (NORTHSHORE PLAT 5 -OCEAN TOWERS)	20'
ATLANTIC BALLROOM/CONFERENCE EXPANSION	
NORTH (OCEAN CREST DRIVE)	0'
SOUTH (HAMMOCK BEACH CLUB CONDO)	0'
EAST (ONE BEDROOMS AT HAMMOCK BEACH CLUB)	0'
WEST (OCEAN CREST DRIVE)	20' FROM R/W
OCEAN BALLROOM/CONFERENCE EXPANSION	
NORTH (HAMMOCK BEACH CLUB CONDO ASSOC.)	0'
SOUTH (OCEAN TOWERS CONDO ASSOC.)	0'
EAST (ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDO ASSOC.)	0'
WEST (OCEAN CREST WAY)	36' FROM C OF ROAD

SITE AREA CALCULATIONS

BUILDING FOOTPRINTS	56,565 ±S.F.		
POOL & DECK FOOTPRINTS	24,841 ±S.F.		
GARAGE BUILDING FOOTPRINTS	20,569 ±S.F.		
PAVING	98,366 ±S.F.		
SIDEWALK	19,847 ±S.F.		
IMPERVIOUS AREA	220,188 ±S.F.	5.05 ±AC.	63.19 %
PERVIOUS AREA	128,292 ±S.F.	2.95 ±AC.	36.81 %
TOTAL SITE AREA	348,480 ±S.F.	8.00 ±AC.	100.00 %

PARKING PROVIDED

STANDARD PARKING SPACES	242 SPACES
HANDICAP PARKING	6 SPACES
TOTAL PARKING PROVIDED	248 SPACES

SURPLUS PROVISIONAL PARKING (FUTURE PHASE II)

STANDARD PARKING SPACES	98 SPACES
-------------------------	-----------

FLOOD ZONE
FLOOD ZONE AE PER FEMA F.I.R.M. PANELS 12035C0131D ELEVATION 11.00' AND 12035C0127D ELEVATION 10.00' DATED: JULY 17, 2006.

LEGEND

	NEW ASPHALT PAVEMENT
	NEW CONCRETE PAVEMENT
	NEW PAVERS

STORMWATER SYSTEM:
THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH FLAGLER COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (PERMIT# 4-035-18433-31)

DEVELOPMENT PHASING
PROJECT WILL BE DEVELOPED IN ONE PHASE WITH THE EXCEPTION OF THE SURPLUS PROVISIONAL PARKING WHICH MAY BE BUILT AT A LATER DATE.

LEGEND:

- F.D.O.T. DRAINAGE INLET
- F.D.O.T. CURB INLET
- PROPOSED HYDRANT

◆ SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
- S2. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S3. DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S4. GORE STRIPING PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S5. CROSSWALK PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S6. DO NOT ENTER SIGN.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

DATE	REVISIONS	BY	CHECKED

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072
SCALE	1"=60'
DATE	AUGUST 27, 2014
SHEET NO.	C-4
SHEET	4 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

JEAN M. ABI-ADJIN, P.E.
LICENSE NO. 45128

14-072_Plans-Herbert.dwg

Adam Mengel

From: Sally A. Sherman
Sent: Monday, September 29, 2014 7:39 AM
To: 'JEFF SOUTHMAYD-PD'
Cc: Adam Mengel
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN

Good Morning:

Thank you for your question/information. It will be considered as we continue our review and your email will be posted on the website . Have an excellent day. Sally

From: JEFF SOUTHMAYD-PD [mailto:wnssfm@aol.com]
Sent: Saturday, September 27, 2014 11:51 AM
To: Sally A. Sherman
Cc: Adam Mengel
Subject: CHANGE IN SALAMANDER HOTEL SITE PLAN

Adam Mengel

From: Jeff Southmayd [wnssfm@aol.com]
Sent: Monday, September 29, 2014 7:54 AM
To: Sally A. Sherman
Cc: Adam Mengel; Frank Meeker
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN
Attachments: Green space parking.pdf

Sally;

Please answer my question. Has Salamander modified their site plan to delete the parking lot proposed in their original filing as highlighted in the attached. The copy of the application contained on line does not show that this proposed parking lot has been deleted from their plans as they alleged in the Scenic A1A meeting on Friday.

Please respond.

Thank you

Jeff Southmayd

From: ssherman@flaglercounty.org
To: wnssfm@aol.com
CC: amengel@flaglercounty.org
Date: Mon, 29 Sep 2014 07:38:33 -0400
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN

Adam Mengel

From: Sally A. Sherman
Sent: Monday, September 29, 2014 9:00 AM
To: 'Jeff Southmayd'
Cc: Adam Mengel; Frank Meeker; Craig Coffey
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN

Sir:

What we have received from Salamander has been posted on the website. We have not received a response from our TRC comments. Please note, as stated in a meeting you attended, we do want to be responsive, but it is impossible with our limited resources to response to each and every email. We will continue to acknowledge receipt of emails/letter and considered any comments as we continue our review . I offer that you please feel free to visit the website to obtain the most recent up to date information from the following link.

<http://flaglercounty.org/index.aspx?nid=1092>

Sally

From: Jeff Southmayd [mailto:wnssfm@aol.com]
Sent: Monday, September 29, 2014 7:54 AM
To: Sally A. Sherman
Cc: Adam Mengel; Frank Meeker
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN

Adam Mengel

From: Jeff Southmayd [wnssfm@aol.com]
Sent: Monday, September 29, 2014 10:30 AM
To: Sally A. Sherman
Cc: Adam Mengel; Frank Meeker; Craig Coffey
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN

So since the conversion of a large section of current green space into a large parking lot is on the web site at "Tab 6 Site Development Plans" that is Salamander's current proposal, contrary to what was represented to the Scenic A1A board on Friday at the meeting I attended.

Thank you for responding to my inquiry.

Jeff Southmayd

SOUTHMAYD & MILLER
4 OCEAN RIDGE BOULEVARD SOUTH
PALM COAST, FLORIDA 32137
386.445.9156
888.557.3686 FAX
jdsouthmayd@msn.com

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From: ssherman@flaglercounty.org
To: wnssfm@aol.com
CC: amengel@flaglercounty.org; fmeeker@flaglercounty.org; ccoffey@flaglercounty.org
Date: Mon, 29 Sep 2014 09:00:27 -0400
Subject: RE: CHANGE IN SALAMANDER HOTEL SITE PLAN

Adam Mengel

From: Andrew Johnson
Sent: Tuesday, September 30, 2014 7:49 AM
To: Sally A. Sherman; Adam Mengel
Subject: FW: My Concerns about Your Vote for Salamander Proposal

FYI – please see below regarding the discussion of the Hammock Beach Resort proposal at last week’s Scenic A1A meeting.

Andy

From: Dennis Clark [<mailto:denclark@cfl.rr.com>]
Sent: Monday, September 29, 2014 4:03 PM
To: Andrew Johnson; Anne Wilson; Carole McCleery; Frank Meeker; Don Hoskins; Donna Drevniok; Frank Carelli; George Harnden; Judy Griswold; Marge Rooyackers; Marianne McNeil; Mary Ann Ruznecki; Maryanne Taddeo; Sonja Zander; Bob Samuels; Bonnie Simms; Danielle Anderson; George Nelson; Jane Culpepper; Joyce Skaff
Cc: 'Lynne Bravo Rosewater'; 'Ann Butler'; 'Alma Nemrava'; 'Jeff Southmayd'; 'John Bettencourt'; abby.romaine@gmail.com
Subject: RE: My Concerns about Your Vote for Salamander Proposal

I am forwarding the email from Lynne Rosewater to the A1A PRIDE board as requested with two comments.

- I didn’t see the statement from Lynne Rosewater until after the meeting. I found it under my other papers and I don’t remember anyone handing it to me. My apologies for not seeing it.
- I don’t remember voting to approve the development. Although many of the scenic corridor code requirements appeared to be met, there was also a list of concerns that were to be included in our report. The report will be public record when it’s submitted to the Planning Board.

Dennis

From: Lynne Bravo Rosewater [<mailto:lynnerosewater@mac.com>]
Sent: Monday, September 29, 2014 12:23 PM
To: Dennis Clark
Cc: Ann Butler; Alma Nemrava; Jeff Southmayd; John Bettencourt; abby.romaine@gmail.com
Subject: My Concerns about Your Vote for Salamander Proposal

Dennis, Please forward this to all board members, Thanks you.

Letter to A1A Pride Board

I have been impressed by all the hard work and thought you have given to the Hammock, and as a resident I greatly appreciate this commitment. However, I was both disappointed and disillusioned by the process reported to me by others about the meeting with Salamander on Friday. Because it was a holiday for me and a time with my granddaughter, who had flown here from Salt Lake City to spend the holiday with me, I was not there. But I did send a two-page statement with attached pictures that I don’t even know if it was read before your considerations.

I fail to understand why time wasn’t allotted or everyone who wanted to speak, why my statement wasn’t read and why Prem Devedas got so much of the speaking time in addition to his presentation.

As the A1A Pride board I would have expected the question of accessibility to Old Salt Park to be an object of due diligence. Prem assurances that traffic won’t be a problem, in my mind, does not make for due diligence. Sixteenth Road is two lanes to the Old Salt Park, the beach access. The turning lane will be easily blocked by any massive traffic, especially since the proposed hotel would have a gated entrance. This will prevent access

to and from the public beach access. As I pointed out in my statement that Ann Butler brought to the meeting, a convention center will have many cars arriving at the same time. A backup is inevitable in such a scenario. (See enclosed statement).

I also pointed out in my statement that Old Salt Park was greatly reduced by the building of the golf course and the swap of twenty-five acres of beachfront property for twenty-five acres of beachfront property at Malacompra. The promises made by the developers included the plat restriction for the remaining golf course property to be "plat restricted in perpetuity for golf and recreation." I understand that the legality of the plat restrictions is the prevue of the County Commissioners and their legal department. Sixteenth Road is very much a matter pertaining to you. To approve parking for 97 cars among the gorgeous growth of trees the south side of 16th Road seems in contradiction to your stewardship. There is no question that such space will be needed, because the current parking for the golf course is being counted by Salamander as spaces for their hotel. (See enclosed statement).

By giving your approval to the proposed hotel, you have effectively sent a message to all developers in the Hammock that any promises made can be revisited and eviscerated. That is a troubling precedent.

I think you dropped the ball.

Statement to A1A Pride by Dr. Lynne Bravo Rosewater September 26, 2014

As you know, I am the liaison for the Phase 1 Board of Directors of Phase I building at Hammock Beach known as the Hammock Beach Club. This is an eleven-story building containing 148 three and four bedroom condo units. Our Board of Directors, following a vote of our members, is adamantly opposed to the proposed new hotel by Lubert/Adler/Salamander.

The reasons for our objects are manifold. Those particularly applying to the A1A Pride are as follows:

When Hammock Beach was developed all condo owners were told that the golf course was a buffer that could never be disturbed. We fought the NOPC in three legal battles, culminating in a legal decision (by Administrative Judge Rodgers and FLAWAC) that confirmed that the additional space besides the actual golf course was "plat restricted in perpetuity for golf and recreation."

The history of this plat restriction is also important. The Flagler County Commissioners gave 25 acres of beachfront property to Lowe's Development (Bobby Ginn was its head) in exchange for 25 beachfront acres in Malacompra. This was a contentious issue, as the beachfront given Lowe's was perceived as more valuable, given the development of the Golf Course. The plat restriction was intended to make sure that the golf course could not be built on and would remain a buffer.

When the 25 beachfront acres were given to Lowes, Old Salt Park was greatly reduced in size. Part of the agreement for the beachfront property was that there would still be a public access beach on 16th Road. With the arrival of an additional 198 guests at the proposed new hotel, there would be backup on 16th Road that would hinder access to the public beach. No traffic study has been made regarding this traffic flow. The left turn lane will be insufficient when convention guests would all be arriving and leaving close to the same time. The golfers will also be using that turn.

Our owners bought units here because of the pristine nature of the Hammock. Now the Salamander Proposal wants to eliminate the original buffer of the golf parking lot, by tearing down original trees and vegetation (see picture from the South side of the Phase 1 building). There is also original growth on the east side of the South Tower building that will be eliminated. I'm including two pictures of this vegetation (one showing the south side and the other the east side).

The “provisional” space for 97 cars is on the south side of 16th Road is anything but provisional. Given that Salamander is counting the golf spaces as hotel parking spaces (is this even allowed?), there is insufficient parking at Hammock Beach to accommodate the golfers, the staff, the hotel guests and the club members. There are a total of 403 parking spaces that can be used and these spaces are used all employees, renters at the South Towers (23 rental units) and the North Towers (19 rental units), club members and golfers, if there parking spaces are used for hotel guests. The parking on 16th Road will be visible from anyone living on the upper floors of the condos and Tower units and fitting 97 cars into this pristine growth of trees would be a travesty.

A1A Pride has worked hard to keep he Hammock beautiful. The proposed hotel is good for Lubert/Addle and Salamander, but it is not good for our community.

Adam Mengel

From: Daniel Baker [dbaker@acpcommunities.com]
Sent: Monday, September 29, 2014 5:09 PM
To: Adam Mengel
Subject: TRC Comment Response
Attachments: TRC Response Letter.pdf; TRC Response.Exhibit C Revised SDP Set.pdf

Good afternoon Adam,

Please find attached information (letter and revised site development plan set) in support of the New Lodge and Expanded Conference Facility Site Development Plan Review in a PUD application and responsive to the September 12, 2014 written Technical Review Committee comments and the September 17, 2014 Technical Review Committee meeting.

The hard copies of the response, which includes additional information identified in the letter, are being hand delivered.

Daniel Baker
VP Development & Operations



P 386.246.5845 | **M** 386.931.6462 | **F** 386.246.5855
200 Ocean Crest Drive, Suite 31, Palm Coast, FL 32137
E dbaker@acpcommunities.com



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

EXHIBIT C

Application for SDP Review in a PUD

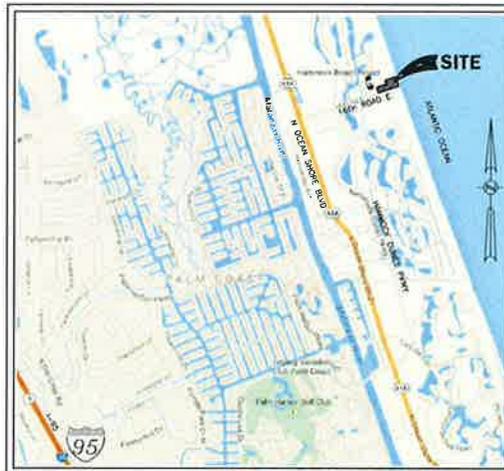
Revised Site Development Plan Set

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT NEW LODGE & EXPANDED CONFERENCE FACILITIES APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD 105 16th ROAD E. & 200 OCEAN CREST DRIVE PALM COAST, FLORIDA

OWNER: LRA HAMMOCK BEACH OCEAN, LLC
AND LRA NOHI, LLC
200 OCEAN DRIVE, SUITE 31
PALM COAST, FLORIDA 32137
PHONE: 386-246-5500
FAX: 386-246-5855

APPLICANT: SALAMANDER HOSPITALITY, LLC
10 NORTH PENDLETON STREET
MIDDLEBURY, VIRGINIA 20117
PHONE: 540-687-3710
FAX: 540-338-3117

ARCHITECT COOPER CARRY
191 PEACHTREE STREET, N.E. SUITE 2400
ATLANTA, GA 30303
PHONE: 404-237-2000
FAX: 404-237-0276



SITE VICINITY MAP
NOT TO SCALE

PLAN INDEX

- C-1 COVER SHEET
- C-2 SITE DEMOLITION PLAN
- C-3 BASIS OF DESIGN AND DEVELOPMENT CRITERIA**
- C-4 OVERALL SITE PLAN
- C-5 SITE GEOMETRY PLAN
- C-6 PRELIMINARY SITE PAVING, GRADING AND DRAINAGE PLAN
- C-7 PRELIMINARY SITE UTILITY PLAN**
- L-1 LANDSCAPE SCREENING & BUFFER PLAN

PERMITTING AGENCIES

S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
FLAGLER COUNTY: SITE PLAN APPROVAL



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GROUP

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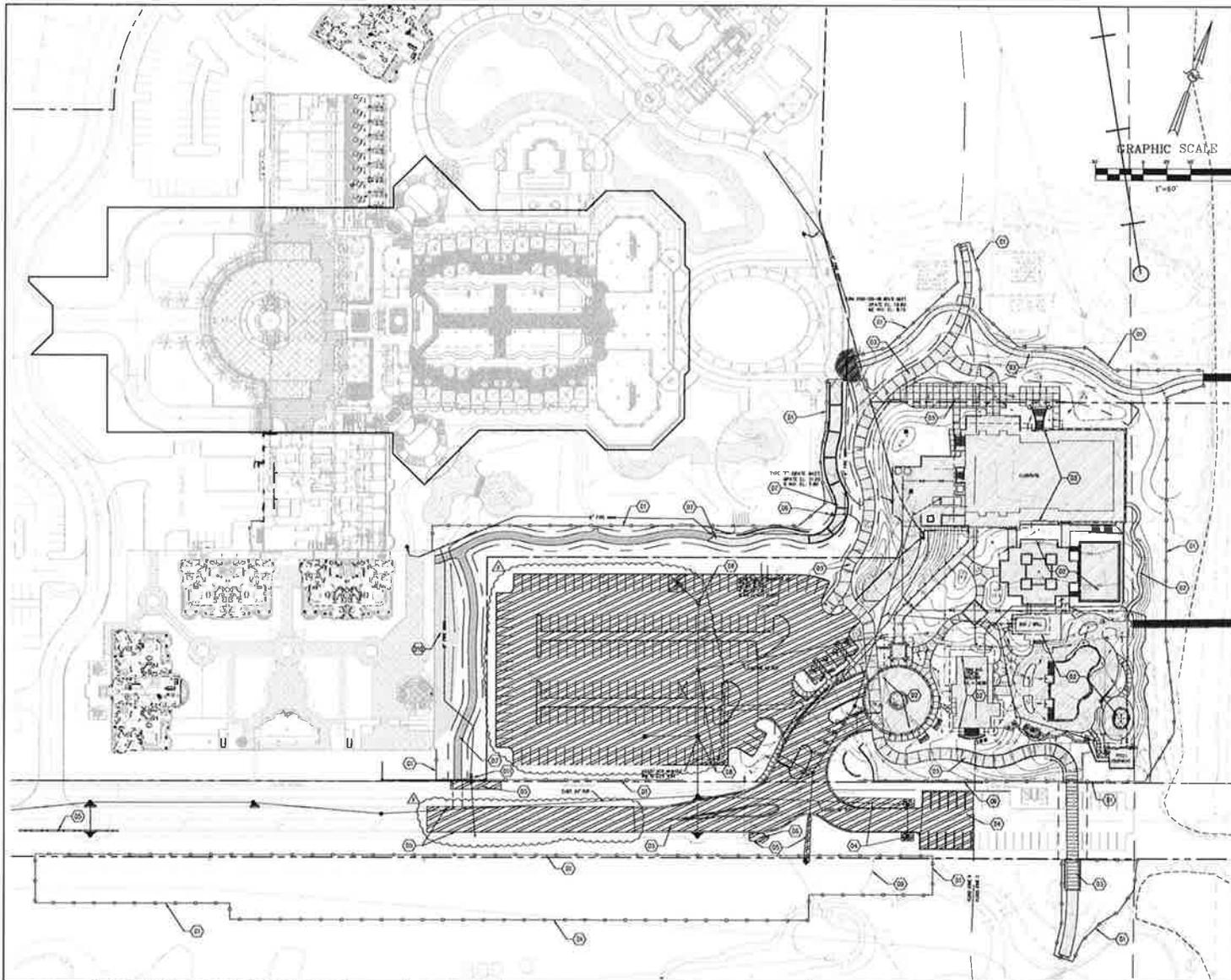
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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FLORIDA ENGINEERING BOARD, INC.
CERTIFICATE NO. 45000008

JEAN H. ANASTASIOU, P.E.
LICENSE NO. 45158

14-077-CONF-12/16



DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO ATLEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D 1585).
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTICES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES F.S. 355.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AS REQUIRED BY THE LOCAL JURISDICTION.

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT, CONCRETE & CURBING IN HATCHED AREAS
- REMOVE EXISTING BUILDINGS, HARDSCAPE, UTILITIES AND AMENITIES IN HATCHED AREAS
- SILT FENCE EROSION CONTROL BARRIER

DEMOLITION KEYNOTES

- D1 F.U.D.T. TYPE "M" SILT FENCE EROSION CONTROL BARRIER PER INDEX NO. 102, TYPICAL
- D2 DEMOLISH EXISTING BUILDING, POOL DECK & AMENITIES, ASSOCIATED INFRASTRUCTURE AND ROUNDABOUT
- D3 DEMOLISH EXISTING BRIDGE AND GOLF CART PATH, GOLF CART PARKING AREA AND CART PATH PLUS RELOCATE EXISTING GOLF COURSE BRUSHLINE LINE WITHIN GOLF CART BRIDGE
- D4 REMOVE EXISTING PARKING PAVEMENT WITHIN 16TH ROAD R/W & DRAINAGE STRUCTURES AND PIPING
- D5 REMOVE EXISTING PORTION OF 16TH ROAD PAVEMENT AND CURBING, DRAINAGE STRUCTURES, UTILITIES AND PIPING
- D6 RELOCATE EXISTING FIRE HYDRANT
- D7 REMOVE PORTION OF FIRE TRUCK ACCESS ROUTE
- D8 REMOVE EXISTING UNDERGROUND STORMWATER PIPING AND ASSOCIATED PAVEMENT
- D9 REMOVE PORTION OF EXISTING WALL
- D10 REMOVE AND REPLACE UNDERGROUND GAS TANKS, COORDINATE WITH OWNER
- D11 RELOCATE EXISTING DOUBLE CHECK DETECTOR ASSEMBLY

SUBMITTED FOR CONSTRUCTION UNLESS SIGNATURE HAS BLOCK	8/24/2014	REVISION PER COUNTY COMMENTS DATED 8/17/2014	HA	JAA
	8/24/2014	REVISION PER CLIENT COMMENTS DATED 8/24/2014	HA	JAA
DATE	REVISIONS		BY	CHECKED

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

SITE DEMOLITION PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA
PROJECT NO. 14-072		DATE AUGUST 27, 2014	
SCALE 1"=50'		SHEET NO. C-2	
TOTAL SHEETS 2 OF 8		FEDERAL ENGINEERING GROUP, INC. (CERTIFIED AS AN ENGINEER)	

ANGELA BARBERA, P.E.
 14072_P01.dwg
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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/ 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 ZONING CLASSIFICATION FOR THE HDDRI, INCLUDING THE NEW LODGE SITE, IS PLANNED UNIT DEVELOPMENT.

IN 2011, 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 ALLOWING THE SUCCESSOR DEVELOPERS AND PROPERTY OWNERS WITHIN THE GEOGRAPHIC LIMITS OF THE HDDRI TO CONTINUE ENTERTAINMENT, 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 54,000 SQUARE FEET OF PUBLIC COMMERCIAL INTENSITY AS POTENTIAL FUTURE DEVELOPMENT.

THE EBOA RECOGNIZED THE COMPLIANCE OF THE HDDRI WITH RESPECT TO OPEN SPACE REQUIREMENTS OF THE MUL FUTURE LAND USE DESIGNATION. THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES HAVE NEGOTIABLE 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. THE NEW LODGE DEVELOPMENT INCLUDES GOLF COURSE USES THAT BUILD UPON THE LAND USE AND SPECIAL PLANNING THAT THE JACK NICHOLSON COURSE, OCEAN COURSE PROVIDES.

THE NEW LODGE WILL SERVE AS THE OCEAN COURSE CLUBHOUSE, AND PROVIDE PRIVATE MEMBER LOCKER ROOMS AS WELL AS GUEST GOLF FACILITIES. HAMMOCK BEACH MEMBERS MAY USE A MEMBER CLUB ROOM, BILLIARD ROOM, AND MEMBER LIBRARY. THE NEW LODGE WILL ALSO INCLUDE A NEW RESTAURANT AND BAR WITH OUTDOOR DINING, MULTIPLE POOL FACILITY WITH ACCESS TO THE BEACH, BEACH OFFICERS SUCH AS GOLF SHOP AND BEACH SHOP, AND NEW BALLROOMS AND BREAKOUT MEETING ROOMS. THE NEW LODGE WILL ALSO INCLUDE ONE HUNDRED NINETY EIGHT (198) HOTEL ROOMS, WITH VIEWS OF THE ATLANTIC OCEAN, JACK NICHOLSON 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 COURSE EMINENCE 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 ACTIVITIES THAT FURTHER ENHANCE HAMMOCK BEACH. THE NEW BUILDINGS WILL CONNECT TO THE EXISTING WINGS OF THE ONE BEDROOMS AT HAMMOCK BEACH CONDOMINIUM ASSOCIATION BUILDINGS AND THE PLAZA LEVEL OF THE OCEAN TOWERS CONDOMINIUM ASSOCIATION BUILDINGS.

PLATING:

THE NEW LODGE SITE AREA IS SITUATED OVER EXISTING PLATED PARCELS:

- APPROXIMATELY 0.83 ACRE 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 1.5 ACRES OF THE NEW LODGE SITE DEVELOPMENT AREA FALLS WITHIN PARCELS F AND G OF THE OCEAN HAMMOCK GOLF COURSE PLAT, WHICH IMPROVEMENTS INCLUDE PARKING, LANDSCAPE, AND HARDSCAPE ENHANCEMENTS.

- APPROXIMATELY 5.32 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, PUB 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 DESCRIBED BELOW, FROM OCEAN HAMMOCK GOLF COURSE PLAT ADDENDUM, AS RECORDED IN OFFICIAL RECORD BOOK 785, PAGE 824:

8.0 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.

THE EXPANDED CONFERENCE FACILITIES REFLECT A MAJOR 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 WILL BE CONSTRUCTED IN PHASES AND INDEPENDENTLY, AND COVER 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, THIS REQUIRES NO REVISIONS TO THE NORTHSHORE PLAT FIVE SUBDIVISION PLAT.

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.

LANDSCAPING:

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) OF THE PERIMETER AND INTERIOR ZONES WITH THE EXISTING RESORT LANDSCAPE.

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:

- JAC BAK
- SAW PALMETTO
- OLEANDER
- HARDY TURF GRASSES (E.G. BERMUDDA, ZOYSIA, ST. AUG.)
- EVERGREEN GRASSMATS SUCH AS JASMINE
- ACCENT PLANTS (E.G. BOLDUANVILLE, CROWN LILLY, & ORNAMENTAL GRASSES)

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 ROAD 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 16TH ROAD, DUNE CROSSOVERS WILL BE CONSTRUCTED THE CROSSOVER STRUCTURES WILL BE SIMPLY/QUICKLY PLACED TO MAINTAIN IMPACT TO THE EXISTING DUNE SYSTEM AND WILL INTERSECT THE EXISTING VEGETATION AND 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 SIMILAR TO THE ONE CURRENTLY IN USE. THE SIGN WILL BE INHERENTLY OF 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.

WATER UTILITIES:

THE DUNES COMMUNITY DEVELOPMENT DISTRICT (CCDD) IS A UNIT OF SPECIAL GOVERNMENT THAT PROVIDES ESSENTIAL INFRASTRUCTURE SERVICES TO PROPERTY OWNERS WITHIN THE DISTRICT BOUNDARIES. THE DISTRICT OPERATES (1) POTABLE WATER SUPPLY, TREATMENT, STORAGE, AND DELIVERY SYSTEMS, AFFORDING FIRE PROTECTION, AND (2) DOMESTIC WASTEWATER COLLECTION, TREATMENT, REUSE, AND DISPOSAL SYSTEMS.

THE CCDD CURRENTLY PROVIDES POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE TO HAMMOCK BEACH AND THE CURRENT LODGE. THE LODGE HAS PHYSICAL CAPACITY TO PROVIDE POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE TO THE NEW LODGE.

STORMWATER MANAGEMENT:

THE CCDD OWNS AND OPERATES THE COLLECTION, CONVEYANCE, TREATMENT AND DISCHARGE OF STORMWATER WITHIN THE HAMMOCK DUNES DUL, PERMITTED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT MANAGEMENT AND STORAGE OF SURFACE WATERS (MSWM) SYSTEM VIA ENVIRONMENTAL RESOURCE PERMIT 4-035-18433.

THE MSWM SYSTEM THAT SERVES HAMMOCK BEACH AND AFFILIATED DEVELOPMENTS WITH THE HDDRI CONSISTS OF SIX AREAS OF INTERCONNECTED MAN-MADE NET-BETWEEN-PONDING. THIS SYSTEM CURRENTLY SERVES THE LODGE AND APPEARS TO POSSESS ADEQUATE CAPACITY TO SERVE THE STORMWATER FROM THE NEW LODGE. ANY CHANGES TO CONVEYANCE OR TREATMENT FACILITIES ARISE AS A RESULT OF PERMITTING THE PROPOSED IMPROVEMENTS THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) ENVIRONMENTAL RESOURCE PERMITTING. SUCH CHANGES WILL BE INCORPORATED INTO THE NEW DESIGN TO COMPLY WITH SRWMD AND FLAGLER COUNTY STORMWATER REGULATIONS.

THE NEW LODGE IMPROVEMENTS WILL COLLECT STORMWATER FROM THE SITE AND CONVEY IT TO THE EXISTING GRASSY PINE NETWORK WITHIN THE NEW LODGE SITE, 16TH ROAD RIGHT OF WAY, NORTHSHORE PLAT FIVE, AND THE OCEAN COURSE. THE STORMWATER WILL FLOW BY GRAVITY DIRECTLY TO MSWM SYSTEM LAKES 15, 16/19, AND 22/24 FOR TREATMENT, ATTENUATION, AND EXFILTRATION OR DISCHARGE.

TRANSPORTATION AND TRAFFIC:

IN 2012, THE MASTER DEVELOPER OF THE HDDRI, ENTERED INTO AN EBOA WITH FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS.

A TRAFFIC STUDY CONDUCTED IN 2013 AND APPROVED BY FLAGLER COUNTY, AS PART OF THE ESSENTIALLY BUILT OUT AGREEMENT EBOA, ANALYZED THE CURRENT AND FUTURE TRAFFIC FOR HAMMOCK DUNES DUL, ADDRESSED LEVELS OF SERVICE FOR ROADWAYS AND INTERSECTIONS, AND PROJECTED SCENARIOS THAT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE CURRENT ROADWAY INFRASTRUCTURE. THE EBOA 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 BUILT OUT WITHOUT REQUIRING ANY ADDITIONAL INFRASTRUCTURE (E.G. ROADWAY WIDENING, INTERSECTION SIGNALIZATION, ETC.), EXCEPT THE INTERSECTION OF HAMMOCK DUNES PARKWAY AND OCEAN DILL WAY (AT THE MAIN ENTRANCE TO HAMMOCK DUNES).

THE PROPOSED IMPROVEMENTS ARE ONLY A FRACTION OF THE ADDITIONAL UNITS COMPLETED 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, NO CHANGES WILL TAKE PLACE TO THE ROADWAY SYSTEM AS THE EXISTING SYSTEM IS ADEQUATE TO MEET THE TRIPS GENERATED BY THE NEW LODGE AND EXPANDED CONFERENCE FACILITIES.

16TH ROAD IMPROVEMENTS:

THE NEW LODGE SITE DEVELOPMENT PLAN PROPOSES (1) NEW DRIVEWAYS ALONG 16TH ROAD, (2) REPAVING AND REALIGNMENT OF A SMALL AREA OF THE EXISTING PAVED TRAVEL LANES AND PARKING STALLS WITHOUT REPAIRING OR IN USE, (3) INSTALLATION OF SETBACKS WITHIN THE 16TH ROAD RIGHT OF WAY, (4) BEACH RELOCATION, AND REPLACEMENT OF THE EXISTING WOODEN CART BRIDGE AND RECLAIMED WATER MAIN THAT WITHIN THE RIGHT OF WAY, AND (5) MODIFICATION AND ENHANCEMENT OF SCENERY AND LANDSCAPING STRIP ALONG THE RIGHT OF WAY, ALL OF WHICH ARE DEPICTED ON THE SITE PLAN MAPS. NO CHANGES TO THE 16TH ROAD RIGHT OF WAY ARE PROPOSED OR PLANNED.

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 SERVING THE RESIDENTIAL AND NONRESIDENTIAL MIXED USES OF THE RESORT. IN ACCORDANCE WITH THE APPROVED FLUID ASSESSMENT, AND 100% OF THE 1,391 PARKING SPACES ARE SUPPLIED FOR RESIDENTIAL USES AND FOUR HUNDRED AND TWELVE (412) SPACES ARE REQUIRED FOR OTHER USES. BASED ON BUILT OUT INFORMATION, THE CURRENT PARKING AREAS PROVIDE ONE HUNDRED THIRTY TWO (132) SPACES IN EXCESS OF THE CALCULATED DEMAND.

THE CURRENT RATIO OF REQUIRED NONRESIDENTIAL PARKING SPACES TO RESIDENTIAL PARKING SPACES IS 0.45 BASED ON THE APPROVED PARKING DISTRIBUTION, APPLYING THE SAME RATIO TO THE NEW LODGE, WITH 158 HOTEL ROOMS, AN ALLOCATION OF 50,000 SQUARE FEET OF CONDITIONED AREAS 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) NONRESIDENTIAL PARKING SPACES. THE TWENTY FIVE (25) SPACES AT THE OCEAN COURSE TURF CARE BUILDING, THE NEW LODGE WOULD BE REALLOCATED TO PROVIDE TWO HUNDRED THIRTY (230) SPACES AT THE NEW LODGE SITE.

USING CONVENTIONAL CRITERIA, ASSIGNING REQUIRED PARKING BY THE GROSS SQUARE FOOTAGE OF COMMERCIAL SPACE, THE PARKING DEMAND YIELDS A DIFFERENT AMOUNT OF PARKING SPACES AT ONE SPACE PER THREE HUNDRED DROSS SQUARE FEET OF ANCLAYARY AMANITY CONDITIONED AREA. APPROXIMATELY FIFTY THOUSAND (50,000 SF), THE NONRESIDENTIAL PARKING SPACES WOULD BE CALCULATED AT ONE HUNDRED SIXTY SIX (162) SPACES. ADDING THIS TO THE ONE HUNDRED NINETY EIGHT (198) SPACES FOR THE HOTEL ROOMS AND THE TWENTY SIX (26) SPACES FOR THE GOLF HOLES, THE 16TH PARKING WOULD TOTAL FOUR HUNDRED AND ONE (401) SPACES, THEN DEDUCTING THE CURRENT SURPLUS AT TURF CARE BUILDING PARKING SPACES, THE NEW LODGE SITE WOULD NEED TO PROVIDE THREE HUNDRED AND SEVEN (307) SPACES.

THE NEW LODGE PARKING PLAN INCLUDES A MINIMUM OF TWO HUNDRED FORTY (240) SPACES CONSISTING OF APPROXIMATELY FIFTY (50) STRUCTURED PARKING SPACES, APPROXIMATELY TEN (10) SPACES AT PLAZA LEVEL, AND ONE HUNDRED NINETY (190) GRADE PARKING SPACES. NOTWITHSTANDING, THE NEW PLAN ALSO INCLUDES AN ADDITIONAL PARKING SPACES DECKED SURPLUS AND PROVISIONAL. IN THE EVENT HAMMOCK BEACH DESIRES TO INCREASE THE PARKING SUPPLY, THE COMBINATION OF THE (A) PRIMARY LODGE SPACES, (B) PROVISIONAL (E.G. FLEXIBLE) LODGE PARKING SPACES, (C) CURRENT SURPLUS SPACES, AND (D) TWENTY FIVE (25) PARKING SPACES AT THE TURF CARE FACILITY, YIELDS MORE THAN FOUR HUNDRED FIFTY (450) SPACES, WHICH EXCEEDS THE TOTAL DEMAND CALCULATED USING EITHER METHODOLOGY DESCRIBED ABOVE. THE PROVISIONAL SPACES COULD BE PURSUED TO PROVIDE PARKING FOR FUTURE ENHANCEMENTS WITHIN EXISTING RESORT CONDOMINIUM BUILDINGS (E.G. OCEAN TOWERS PHASE II) COMMERCIAL SPACES ALONG THE GRAND 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.

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 PLAN AND THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA, THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA SHALL PREVAIL. DEVELOPMENT SHALL HAVE THE FLEXIBILITY TO MODIFY THE SITE DEVELOPMENT PLAN WITHOUT ADDITIONAL COUNTY APPROVAL, PROVIDED ANY SUCH REVISIONS SHALL MEET THE NARRATIVE BASIS OF DESIGN AND DEVELOPMENT CRITERIA ESTABLISHED HEREIN UPON ADMINISTRATIVE CONSENT WITH BY THE FLAGLER COUNTY PLANNING DIRECTOR, GROWTH MANAGEMENT DIRECTOR, OR COUNTY ADMINISTRATOR, AND AS PROVIDED BY SECTION 3-6A-02.5, FLAGLER COUNTY LAND DEVELOPMENT CODE.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	8/24/2014	REVISED PER COUNTY COMMENTS DATED 8/17/2014	JAA	JAA
	8/24/2014	REVISED PER CLIENT COMMENTS DATED 8/24/2014	JAA	JAA
DATE	REVISIONS	BY	CHECKED	

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
NEW LODGE & EXPANDED CONFERENCE FACILITIES
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA

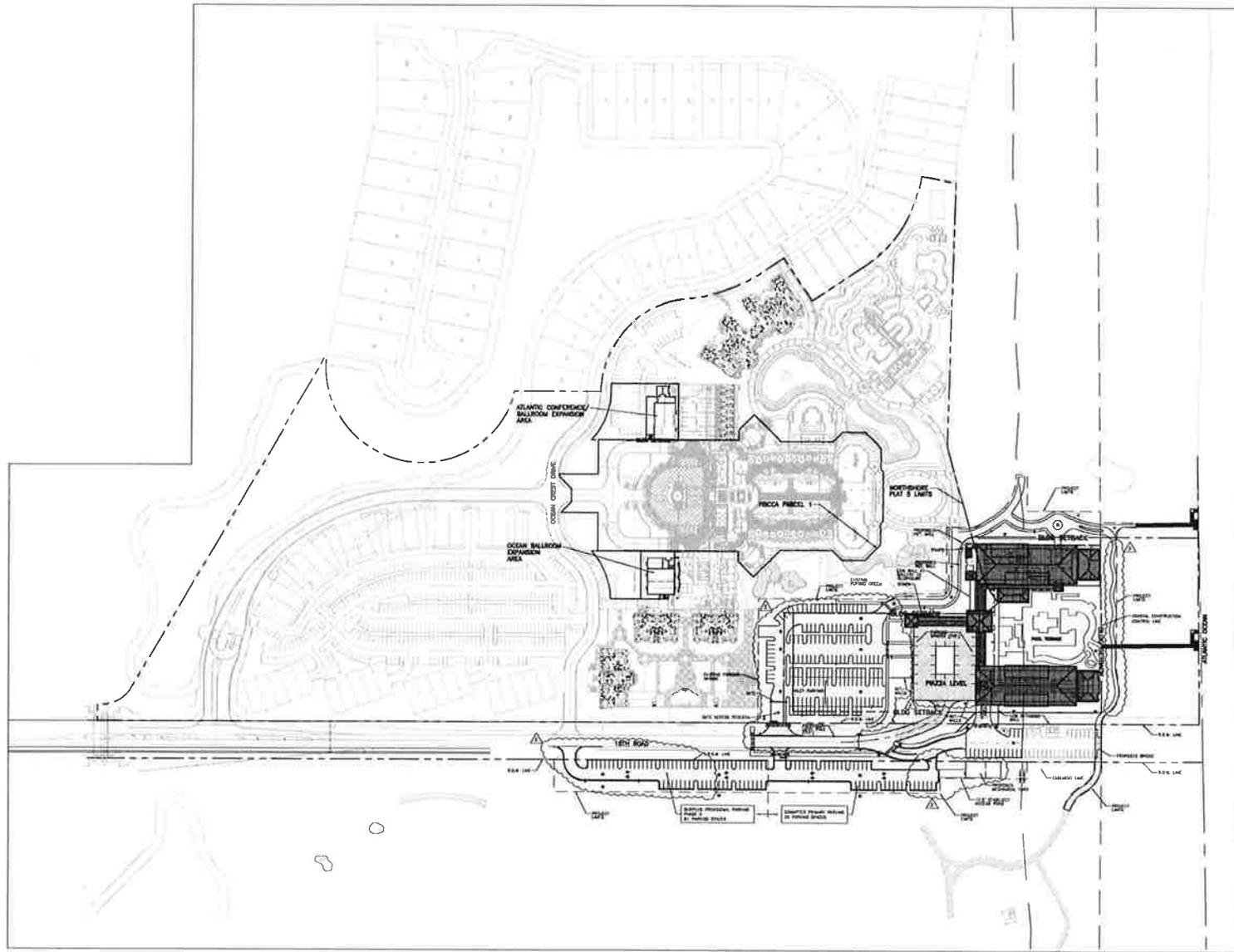
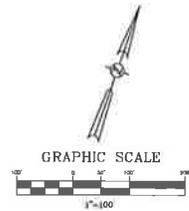


5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-561-0324
 Fax: 407-895-0325

BASIS OF DESIGN & DEVELOPMENT CRITERIA

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072	FLORIDA ENGINEERING GROUP, INC.
DATE	AS SHOWN	(CERTIFIED AS PER 605.0015)
ISSUE DATE	AUGUST 27, 2014	
SCALE	C-3	
DATE	8/27/14	



SEE HATCH FOR CONSTRUCTION VALUES SHOWN IN THIS BLOCK	9/24/2014	REVISED PER COUNTY COMMENTS DATED 9/17/2014	JAA	JAA
	9/24/2014	REVISED PER CLIENT COMMENTS DATED 9/24/2014	JAA	JAA
DATE	REVISIONS	BY	CHECKED	

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA

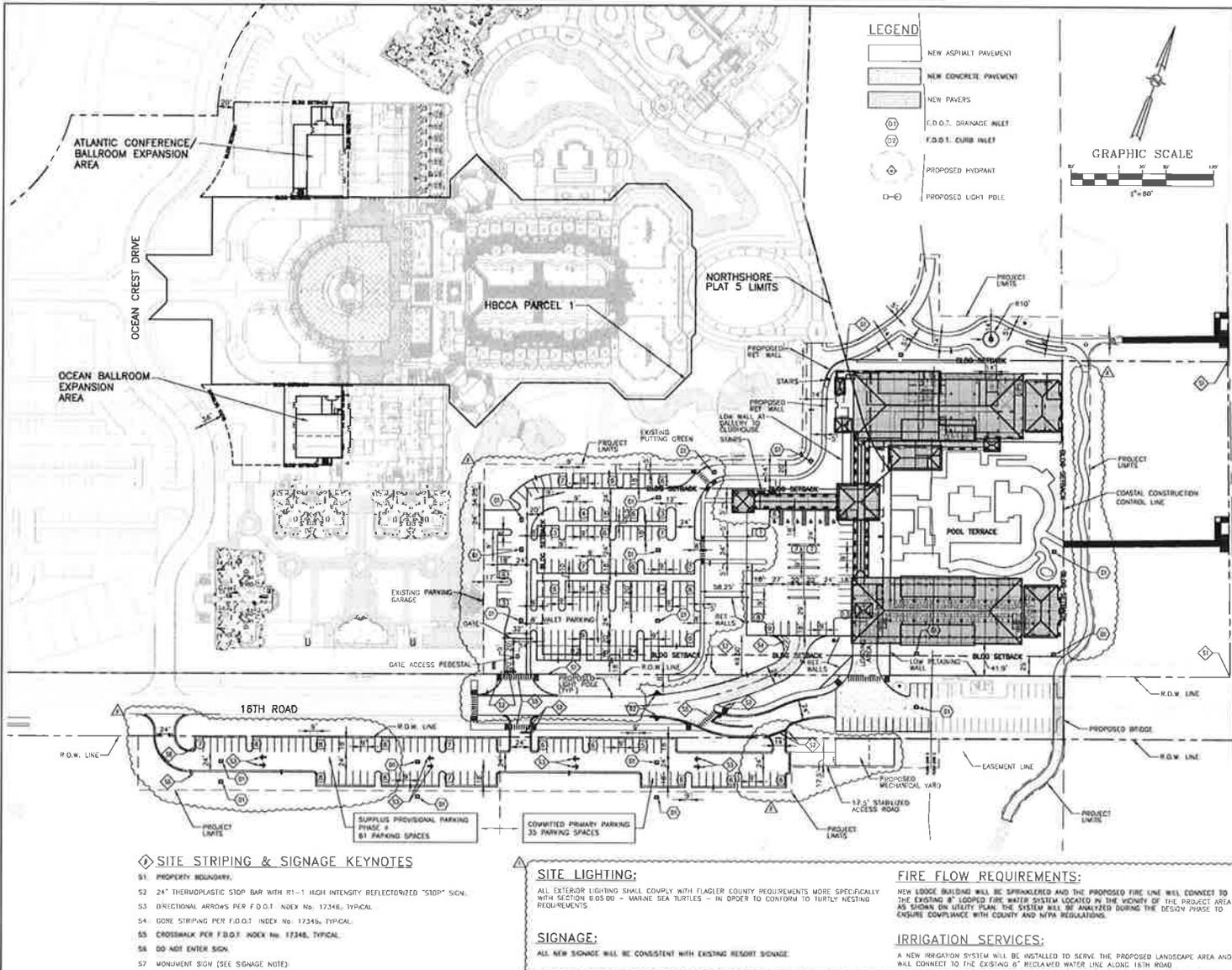


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 Orlando, FL 32809
 Phone: 407-895-0324
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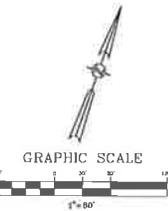
OVERALL SITE PLAN

DESIGNED BY JAA	DRAWN BY HA	CHECKED BY JAA	APPROVED BY JAA
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PROJECT NO.	14-072	APPROVED FOR SUBMITTAL	12/17/2014 11:13:00 AM
SCALE	1"=100'		
DATE	AUGUST 27, 2014		
REVISED	C-4		
DATE	8/27/14		



- LEGEND**
- [Symbol] NEW ASPHALT PAVEMENT
 - [Symbol] NEW CONCRETE PAVEMENT
 - [Symbol] NEW PAVERS
 - (12) F.O.D.T. DRAINAGE INLET
 - (12) F.O.D.T. CURB INLET
 - (12) PROPOSED HYDRANT
 - (12) PROPOSED LIGHT POLE



SITE DATA

PROPERTY LOCATION: 105 16TH ROAD E. & 200 OCEAN CREST DRIVE
 PALM COAST, FLORIDA

PROJECT AREA: 7.75± ACRES

PROPERTY FUTURE LAND USE DESIGNATION: MUL-MIXED USE LOW INTENSITY ZONING: LOW/MEDIUM DENSITY PUD GOLF CLUBHOUSE/COMMERCIAL

EXISTING USE:
 1 - NEW 198 ROOM LODGE WITH RESTAURANT AND GOLF CLUBHOUSE
 2 - NEW BALLROOM /CONFERENCE EXPANSION

PROPOSED GROSS FLOOR AREA:
 NEW LODGE 171,128 S.F.
 ATLANTIC BALLROOM/CONFERENCE EXPANSION 7,350 S.F.
 OCEAN BALLROOM/CONFERENCE EXPANSION 6,350 S.F.
PROPOSED TOTAL GROSS FLOOR AREA: 184,828 S.F.

MAXIMUM ALLOWABLE BUILDING HEIGHT (NEW LODGE - HIP OF ROOF) 76'
 EXISTING LODGE BUILDING HEIGHT - HIP OF ROOF 76'
 PROPOSED BUILDING HEIGHT - HIP OF ROOF 74'
MAXIMUM ALLOWABLE EXPANDED CONFERENCE FACILITIES BUILDING HEIGHT 71'
 (HIP OF ROOF)
 EXISTING CONFERENCE BUILDINGS (HIP OF ROOF) 71'

BUILDING SETBACKS (REQUIRED)

NEW LODGE:

GOLF COURSE	(NORTH)	0'
NORTHSHORE PLAT 5	(NORTH)	0'
16TH ROAD	(SOUTH)	23'
COASTAL CONSTRUCTION CONTROL LINE C.C.C.L.	(EAST)	0'
NORTHSHORE PLAT 5 - RECREATION	(WEST)	0'
NORTHSHORE PLAT 5 - OCEAN TOWERS	(WEST)	20'

ATLANTIC BALLROOM/CONFERENCE EXPANSION

OCEAN CREST DRIVE	(NORTH)	0'
HAMMOCK BEACH CLUB CONDO	(SOUTH)	0'
ONE BEDROOMS AT HAMMOCK BEACH CLUB	(EAST)	0'
OCEAN CREST DRIVE	(WEST)	20' FROM R/W

OCEAN BALLROOM/CONFERENCE EXPANSION

HAMMOCK BEACH CLUB CONDO ASSOC	(NORTH)	0'
OCEAN TOWERS TOWNS ASSOC	(SOUTH)	0'
ONE BEDROOMS AT HAMMOCK BEACH CLUB CONDO ASSOC	(EAST)	0'
OCEAN CREST WAY	(WEST)	36' FROM C. OF ROAD

BUFFERS

THERE ARE NO BUFFER REQUIREMENTS FOR HARDSCAPE, LANDSCAPE, PARKING AND MONUMENTATION TO ADJACENT PROPERTIES.

PARKING PROVIDED

EXISTING PARKING SPACES (TO BE REMOVED)	179 SPACES
STANDARD PARKING SPACES (TO BE CONSTRUCTED)	215 SPACES
STANDARD PARKING SPACES (COMMITTED AS PART OF PHASE I SOUTH OF 16TH ROAD)	35 SPACES
HANDICAPPED PARKING (TO BE CONSTRUCTED)	8 SPACES
TOTAL PARKING PROVIDED	256 SPACES
SURPLUS PROVISIONAL PARKING (FUTURE PHASE II)	61 SPACES
STANDARD PARKING SPACES	61 SPACES

NOTE: AN ADDITIONAL 157 SURPLUS SPACES WITHIN RESORT AREA AVAILABLE FOR USE AND OVERTHROW.

SITE AREA CALCULATIONS

BUILDING FOOTPRINTS	56,565 ± S.F.
PODL & DECK FOOTPRINTS	24,841 ± S.F.
GARAGE BUILDING FOOTPRINTS	20,589 ± S.F.
PAVING	101,919 ± S.F.
SIDEWALK	16,764 ± S.F.
IMPERVIOUS AREA	220,688 ± S.F.
PERVIOUS AREA	5,06 ± AC
TOTAL SITE AREA	117,034 ± S.F.
	2.69 ± AC
	7.75 ± AC
	100.00 ± AC

FLOOD ZONE

FLOOD ZONE AE PER FEMA F.I.R.M. PANELS 12035C0131D ELEVATION 11.00' AND 12035C0127D ELEVATION 10.00' DATED: JULY 17, 2006. FINISH FLOOR ELEVATION SHALL BE ESTABLISHED A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

STORMWATER SYSTEM:

THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH FLAGLER COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (PERIVE# 4-030-18433-31)

DEVELOPMENT PHASING

PROJECT WILL BE DEVELOPED IN ONE PHASE WITH THE EXCEPTION OF THE SURPLUS PROVISIONAL PARKING WHICH MAY BE BUILT AT A LATER DATE.

SEWER SERVICES:

THE NEW LODGE BUILDING SEWER SYSTEM WILL CONNECT TO THE EXISTING 8" SANITARY MAIN ALONG 16TH ROAD THAT DISCHARGES INTO LIFT STATION # 18 ON OCEAN CREST WAY. THE LIFT STATION WILL BE EVALUATED AND UPDATED IF NECESSARY DURING THE DESIGN PHASE. THE EXISTING SANITARY SYSTEM IS OWNED AND MAINTAINED BY GULF COUNTY DEVELOPMENT DISTRICT.

WATER SERVICES:

THE NEW LODGE POTABLE SYSTEM WILL CONNECT TO THE EXISTING 8" WATER MAIN ALONG 16TH ROAD. THE 8" WATER MAIN ALONG 16TH ROAD IS CONNECTED TO A 10" WATER MAIN ALONG OCEAN CREST DRIVE AND SUBSEQUENTLY CONNECTS TO A 12" WATER MAIN ON S.R. 16A. THE EXISTING SYSTEM IS OWNED AND MAINTAINED BY GULF COUNTY DEVELOPMENT DISTRICT.

◆ SITE STRIPING & SIGNAGE KEYNOTES

51. PROPERTY BOUNDARY.
52. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
53. DIRECTIONAL ARROWS PER F.O.D.T. INDEX No. 17346, TYPICAL.
54. CORE STRIPING PER F.O.D.T. INDEX No. 17346, TYPICAL.
55. CROSSWALK PER F.O.D.T. INDEX No. 17346, TYPICAL.
56. DO NOT ENTER SIGN.
57. MONUMENT SIGN (SEE SIGNAGE NOTE)

▲ SITE LIGHTING:

ALL EXTERIOR LIGHTING SHALL COMPLY WITH FLAGLER COUNTY REQUIREMENTS MORE SPECIFICALLY WITH SECTION 6-08.00 - WAKNE SEA TURTLES - IN ORDER TO CONFORM TO TURKEY NESTING REQUIREMENTS.

▲ SIGNAGE:

ALL NEW SIGNAGE WILL BE CONSISTENT WITH EXISTING RESORT SIGNAGE.

FIRE FLOW REQUIREMENTS:

NEW LODGE BUILDING WILL BE SPRINKLERED AND THE PROPOSED FIRE LINE WILL CONNECT TO THE EXISTING 8" LOOPED FIRE WATER SYSTEM LOCATED IN THE VICINITY OF THE PROJECT AREA AS SHOWN ON UTILITY PLAN. THE SYSTEM WILL BE AMMATERIZED DURING THE DESIGN PHASE TO ENSURE COMPLIANCE WITH COUNTY AND NFPA REGULATIONS.

IRRIGATION SERVICES:

A NEW IRRIGATION SYSTEM WILL BE INSTALLED TO SERVE THE PROPOSED LANDSCAPE AREA AND IT WILL CONNECT TO THE EXISTING 8" RECLAIMED WATER LINE ALONG 16TH ROAD.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	8/24/2014	REVISED PER COUNTY COMMENTS DATED 8/17/2014	HA	JAA
	8/24/2014	REVISED PER CLIENT COMMENTS DATED 8/24/2014	HA	JAA
DATE	REVISIONS	BY	CHECKED	

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA

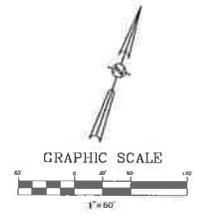
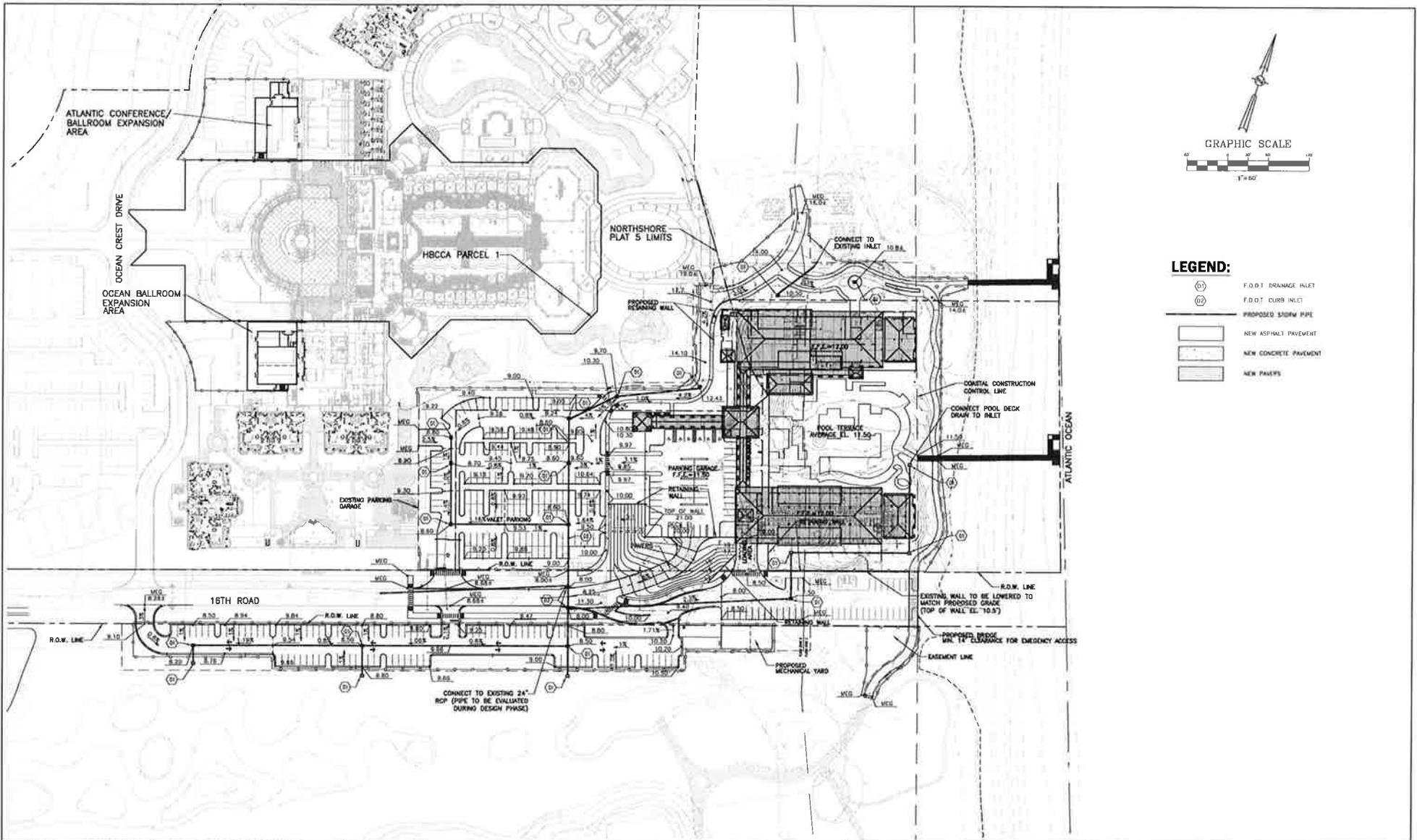


5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-995-0324
 Fax: 407-995-0325

www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	HA	CHECKED BY	JAA	APPROVED BY	JAA
DATE	14-072	DATE	1-6-07	DATE	AUGUST 27, 2014
SCALE	1"=60'	SCALE	1"=60'	SCALE	1"=60'
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DATE	14-072	DATE			



- LEGEND:**
- (D1) F.O.D.T DRAINAGE INLET
 - (D2) F.O.D.T CURB INLET
 - PROPOSED SIGN PIPE
 - ▭ NEW ASPHALT PAVEMENT
 - ▭ NEW CONCRETE PAVEMENT
 - ▭ NEW PAVERS

NOT VALID FOR CONSTRUCTION UNLESS SEVEN IN THIS BLOCK	9/24/2014	REVISOR	NR	JAA
	9/24/2014	REVISOR	NR	JAA
		REVISIONS	BY	CHECKED

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA

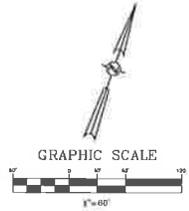
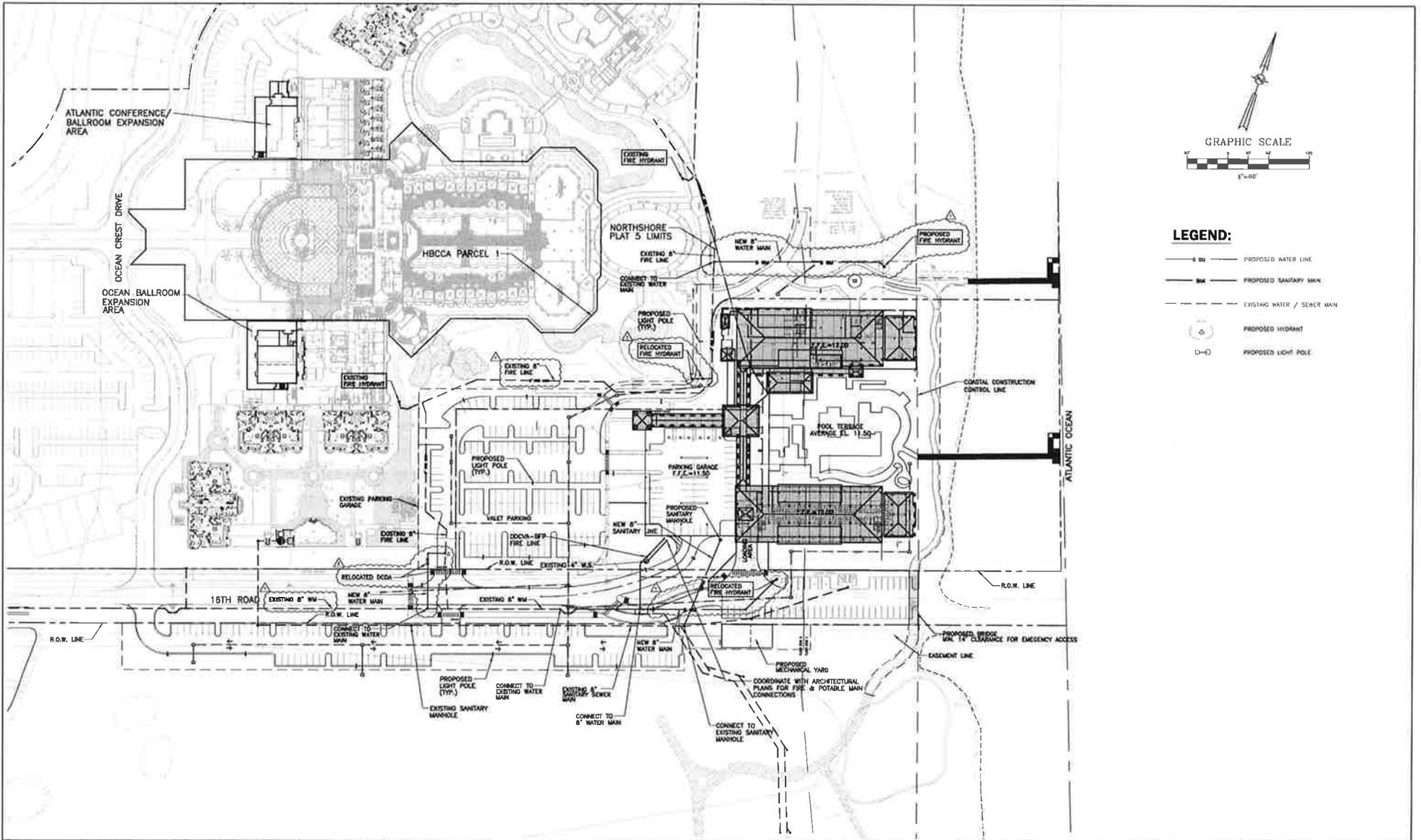


5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

PRELIMINARY SITE PAVING, GRADING AND DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO.	14-072	FEG ENGINEERING GROUP, INC. 15127 S. ORANGE AVENUE, SUITE 200 ORLANDO, FL 32809 (407) 895-0324 FAX (407) 895-0325 www.feg-inc.us
DATE	11-6-14	
DATE	AUGUST 27, 2014	
SHEET NO.	C-6	



LEGEND:

- 8" — PROPOSED WATER LINE
- 14" — PROPOSED SANITARY MAIN
- - - - EXISTING WATER / SEWER MAIN
- ⊙ PROPOSED HYDRANT
- PROPOSED LIGHT POLE

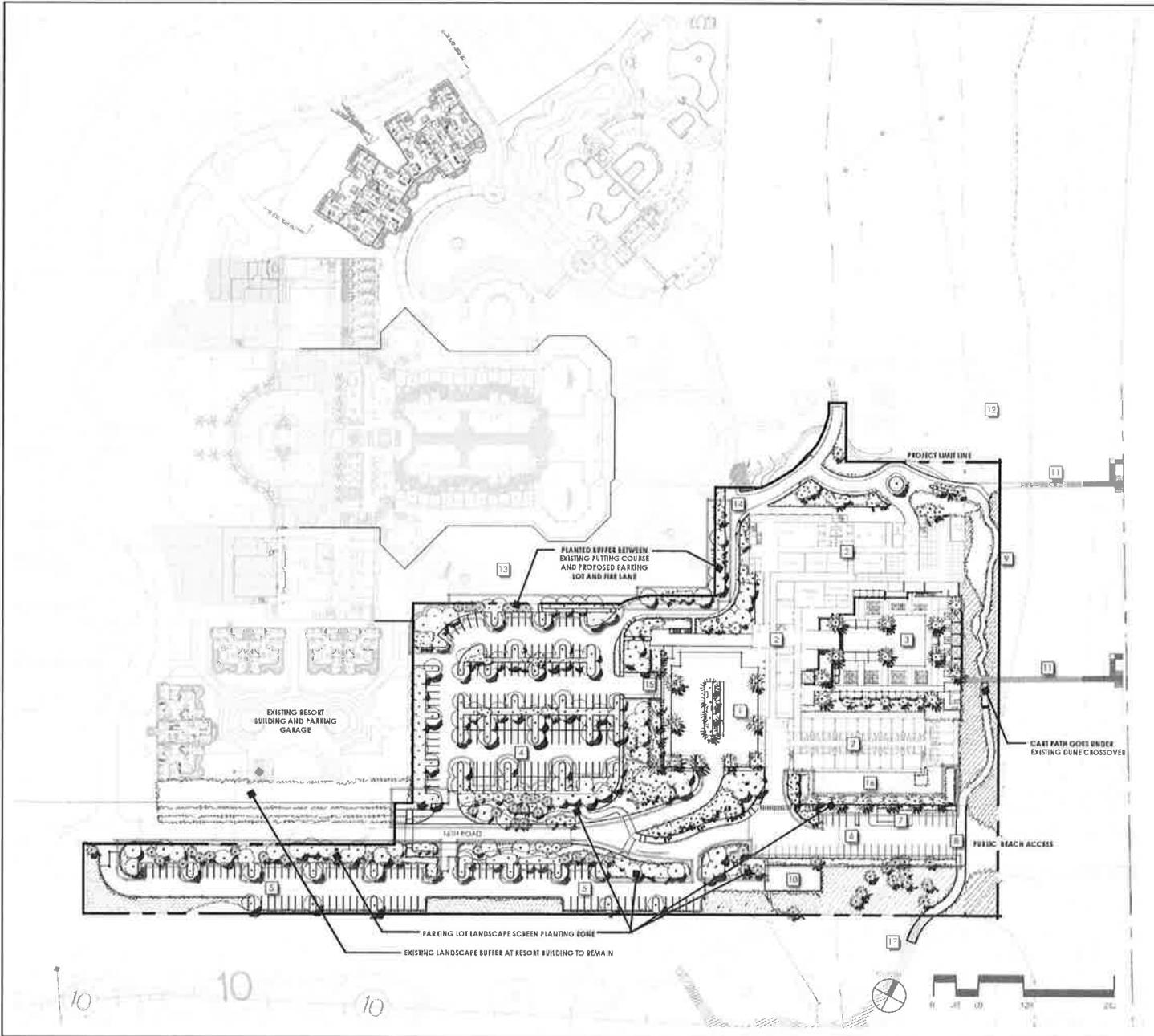
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	8/24/2014	REVISOR	REVISED PER COUNTY COMMENTS DATED 8/13/2014	HA	JAA
	9/24/2014	REVISOR	REVISED PER CLIENT COMMENTS DATED 9/24/2014	HA	JAA
DATE	REVISIONS	BY	CHECKED		

HAMMOCK DUNES PLANNED UNIT DEVELOPMENT
 NEW LODGE & EXPANDED CONFERENCE FACILITIES
 APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD
 105 16TH ROAD E. & 200 OCEAN CREST DRIVE, PALM COAST, FLORIDA



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 Orlando, FL 32809
 Phone: 407-895-0324
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 www.feg-inc.com

PRELIMINARY SITE UTILITY PLAN				PROJECT NO. 16-072	FLORIDA ENGINEERING GROUP CERTIFICATE NO. 16-00016
DESIGNED BY: JAA				SCALE: 1"=60'	
DRAWN BY: HA				DATE: AUGUST 27, 2014	LAWYER: J. J. ... REGISTERED NO. 94138
CHECKED BY: JAA				SHEET NO. C-7	
APPROVED BY: JAA				DATE: 8/27/14	



SITE LEGEND

- 1 Arrival Plaza w/ Parking Below
- 2 New Lodge
- 3 Amenities Courtyard w/ Swimming Pool
- 4 North Parking Lot w/ Dedicated Valet Spaces
- 5 South Parking Lot
- 6 Enhanced Public Parking Lot
- 7 Existing Public Restroom Building
- 8 Pedestrian and Cart Bridge
- 9 Relocated Cart Path
- 10 Building Mechanical
- 11 Existing Pedestrian Dune Crossover
- 12 Existing Golf Hole
- 13 Existing 9 Hole Putting Course to Remain
- 14 Fire Lane
- 15 Access to Garage
- 16 Landscaped Garden Area
- 17 Existing Cart Path to Remain

LANDSCAPE LEGEND

-  **CANOPY TREE**
(Oak, Magnolia, Holly)
-  **FAN PALM**
(Sabal Palm, Washingtonia Palm)
-  **DATE PALM**
(Medjool Date Palm)
-  **INTERMEDIATE/FLOWERING TREE**
(Ligustrum, Crape Myrtle, Sea Grape)
-  **EXISTING TREE**
-  **SHRUB ZONE**
(Viburnum, Oleander, Fire Bush, Saw Palmetto)
-  **TURF**
-  **EXISTING NATIVE VEGETATION TO REMAIN**

NOTE: WHEN APPROPRIATE, AVAILABLE AND PERMITTABLE, NATIVE FLORA SPECIES WILL BE UTILIZED.



HAMMOCK DUNES PUD, NEW LODGE & EXPANDED CONFERENCE FACILITIES
Palm Coast, Florida

Rev.	Date	Description	By

Sheet Title:
LANDSCAPE SCREENING & BUFFER PLAN

Date: 09.25.14	Scale: 1:60
Drawn By:	Designed By:
Approved By:	Project No.:

Sheet: _____ Sheet Number: **L-1**

Kenneth E. Neu

20 Kingfisher Lane, Palm Coast, FL 32137-3375 • Tel# 386-864-7919 • E-mail: osprey20@msn.com

October 1, 2014

Flagler County Florida
Planning and Development Board
1769 Moody Blvd Bldg 2
Suite 105
Bunnell, FL 32110

RECEIVED

OCT 02 2014

Re: Proposed Ocean Hammock Golf Course Lodge Plan

Flagler County Planning & Zoning Dept

Dear Sir,

I am an owner and member of the Ocean Hammock Property Owners Association Inc. (OHPOA). I was President of the OHPOA throughout the challenge to the last NOPC to include through the appeals process. That being said, had the current proposal been presented at that time or at any time during those negotiations, the OHPOA not only would not have challenged it, the OHPOA would have had no legal standing as an entity to challenge it. However, that does not mean that any individual owner or group of owners could not have challenged it.

The OHPOA legal standing during the earlier NOPC challenge was based on its ownership of Hammock Dunes Parkway (HDP) and the number of residential units then proposed north of 16th Road was far greater than the planned density at the time HDP was designed and built. Based on this fact a direct negative impact on the OHPOA as an entity could be demonstrated.

The current proposal has a lower density of units north of 16th Road than was planned when HDP was designed and built. Further, as testified to by the developers expert before the County Commission and as independently confirmed at that time by the OHPOA through contact with the Institute of Traffic Engineers, a hotel room at a destination resort such as Hammock Beach Resort (HBR) has a lower trip generation factor than a single family residential home or condominium. Considering these factors the current proposal poses no negative impact on the OHPOA as an entity eliminating the ability of the OHPOA to mount a challenge or use any of its resources in support of a challenge. As above, that does not mean any owner or group of owners could not independently mount a challenge.

Irrespective of the above I believe the current proposal enjoys the overwhelming support of OHPOA owners. It would have a very positive economic impact in many ways and on many levels. I urge the Planning and Development Board and the County Commission to work with HBR to expedite the approval of the proposal so that the project may proceed and be completed in a timely manner.

Sincerely yours,



Ken Neu
Owner OHPOA
Past President OHPOA

Cc: Charles Ericksen, Frank Meeker, Barbara Revels, Nate McLaughlin, George Hanns

Adam Mengel

From: Andrew Johnson
Sent: Friday, October 03, 2014 10:54 AM
To: Adam Mengel
Subject: FW: A1A presentation

FYI, keeping you in the loop since I didn't see you on the recipient list for any of these.

Andy

From: Dennis Clark [mailto:denclark@cfl.rr.com]
Sent: Friday, October 03, 2014 5:09 AM
To: 'Daniel Baker'
Cc: 'Digby, Tim'; 'Prem Devadas'; Andrew Johnson; Anne Wilson; Carole McCleery; Frank Meeker; Don Hoskins; Donna Richardson-Drevniok; Frank Carelli; George Harnden; Judy Griswold; Marge Rooyakkers; Marianne McNeil; Mary Ann Ruzecki; Maryanne Taddeo; Sonja Zander; Alma Nemrava; Bonnie Simms; Danielle Anderson; Dr. Lynne Rosewater; George Nelson; Jane Culpepper; Joyce Skaff; Jeff Southmayd
Subject: RE: A1A presentation

Daniel,

Thanks for supplying all of this information. I noticed that it is available on the Flagler County website www.flaglercounty.org home page under "Quick Links."

All:
The latest updates and the 9/26 A1A Presentation are available as "TAB F" under the heading "Applicant Response to September 17, 2014 TRC Comments" Also, I found it more convenient to download the package (see link below) and then use Adobe Reader rather than use my browser's viewer of files from the website. The viewing seems to be much faster and allows for quicker magnification. However, the size of the download is up to 100 MB.

Dennis

From: Daniel Baker [mailto:dbaker@acpcommunities.com]
Sent: Thursday, October 02, 2014 4:28 PM
To: Dennis Clark; Prem Devadas
Cc: Digby, Tim (tdigby@hammockbeach.com)
Subject: RE: A1A presentation

Dennis,

Thanks again for the opportunity to present the New Lodge plan to Scenic A1A PRIDE. We especially appreciate the decorum exhibited by the you and the committee managing the discussion and public input. As expressed at the meeting on Friday, we genuinely desire input and feedback regarding the conceptual plan and site plan. We listened carefully to the committee's comments and concerns, and while most items will be addressed as the design progresses, we made enhancements to the plan over the weekend to incorporate certain comments from the committee members. We look forward continuing the interaction with committee members as more detail is added to the plan through the development of construction drawings.

We submitted our formal response to the Technical Review Committee comments yesterday, which included the powerpoint presentation discussed at the Scenic A1A PRIDE meeting held on Friday (Exhibit F of our TRC Response Package). The following link should give you access to an electronic copy of the TRC response: <https://atlanticcapitalproperties.sharefile.com/d/s2fa192506184c4fb>. It is our understanding that our Application will be placed on the October 14, 2014 Flagler County Planning and Development Board Meeting. We expect County staff to prepare their technical staff report in advance of the meeting, likely by or before October 10, 2014. Therefore, the

County would presumably want Scenic A1A PRIDE's review comments by or before October 8, 2014. We will confirm the timing with Adam Mengel and communicate it to you.

We appreciate your detailed review of the site plan and want to address your question regarding the loading dock. The loading dock is situated along the south side of the building, with driveway access from 16th Road. It will be screened from view aerially by a trellis, and screened from street level view by a decorative fence and operable gate. As discussed at the meeting, the loading dock is designed such that the trucks will pull under the building to a recess, which will obscure the view of activities. Additionally, the loading dock bays are equipped with rolling doors to be operated under a protocol that provides for the doors to remain closed except during deliveries.

Many efficiencies are afforded the New Lodge from our existing Resort operations and facilities, including the delivery and pick up process. Our existing loading dock, located along Ocean Crest Way, has four docks. All of our major deliveries arrive and are received at the existing loading dock, including a majority of deliveries that benefit the existing Lodge, Conservatory, and Yacht Harbor Village facilities. In fact, approximately 85% of all deliveries benefiting the Lodge are received at our main loading dock and disbursed to the Lodge using Resort transportation. This process will not change with the advent of the New Lodge. By managing the deliveries to the New Lodge, we can insure that any concerns with vehicle interference within 16th Road and the beach access parking lot will be prevented and avoided.

We trust this answers your inquiry, and will be glad to discuss this further with you and/or meet you onsite to review this aspect of the plan.

From: Dennis Clark [<mailto:denclark@cfl.rr.com>]
Sent: Monday, September 29, 2014 7:42 AM
To: Daniel Baker; Prem Devadas
Subject: A1A presentation

Daniel and Prem,

Thanks very much for the presentation and candid Q & A session at Scenic A1A PRIDE on Sep 26. I am going through the recording in detail. When does our report need to be delivered to the county staff?

Also, would you please send your 9/26 presentation to the County for posting on their website? There was an allegation (from a guest) that what you presented was different from the TRC submittal in the area of converting green space into a parking lot.

One more thing. I noticed that the loading dock has a separate entrance. I don't see how that can be shielded from 16th road, nor do I see a way that we won't have trucks backed up on 16th road waiting for access if there is another truck there already. It appears that trucks will need to back into the loading area. This is just for my information.

Thanks,
Dennis Clark

Adam Mengel

From: Christie L. Mayer
Sent: Thursday, October 09, 2014 1:52 PM
To: Sally A. Sherman; Adam Mengel
Cc: Craig Coffey
Subject: P&Z committee meeting Oct 14
Attachments: EmailList[1].xlsx

Passing this information along for your files.

From: VINCENT B. (JIM) VITRANO [<mailto:dolorada@aol.com>]
Sent: Saturday, October 04, 2014 8:42 AM
To: Christie L. Mayer
Cc: DOLORADA@AOL.COM
Subject: Fwd: EmailList.xlsx

DEAR MS. MAYER:

I HAVE RECEIVED THIS LIST FROM THE PREVIOUS PRESIDENT OF 200 OCEAN CREST DRIVE (PHASE 1, 148 CONDO OWNERS). PLEASE SUBMIT TO MR. CRAIG COFFEY, FLAGLER COUNTY ADMINISTOR. IT IS IMPORTANT THAT THIS IS KNOW TO HIM, PRIOR TO THE PLANNING & ZONING COMMITTEE MEETING ON OCTOBER 14TH, 2014.

ALSO, PLEASE NOT ON THE OWNERS LIST, THERE ARE THREE NO VOTES THAT HAVE BEEN CHANGED TO A YES VOTE.

UNIT #216, MICHAEL COHEN, CHANGED FROM NO, TO YES FOR THE SALAMANDER PROJECT.

UNIT #918, BRYAN JACOBS, CHANGED FROM NO, TO YES FOR THE SALAMANDER PROJECT.

UNIT # 919, JACKSON STREET, CHANGED FROM NO, TO YES FOR THE SALAMANDER PROJECT.

THIS CHANGES TO TOTAL VOTE TO 35 YES VOTES, AND 27 NO VOTES, WHICH ALSO SHOWS 86 PASSIVE CONDO OWNERS WHO DID NOT VOTE EITHER WAY. I ALSO WANT TO POINT OUT THAT OF THE 148 PHASE 1 CONDO OWNERS, 107 OF THEM ARE ON THE RENTAL PROGRAM. TO BE ON THE RENTAL PROGRAM AT THE HAMMOCK BEACH RESORT, A OWNER HAS TO SIGN UP FOR ONE YEAR, WHICH IS RENEWABLE EACH ENSUING YEAR.

RESPECTFULLY SUBMITTED,
VINCENT B. VITRANO
56 OAKVIEW CIRCLE WEST
PALM COAST, FL 32137-3381

-----Original Message-----

From: Fretzjg <Fretzjg@aol.com>
To: dolorada <dolorada@aol.com>
Cc: SCrimm1023 <SCrimm1023@aol.com>; timothyahale <timothyahale@gmail.com>
Sent: Thu, Oct 2, 2014 7:34 am
Subject: EmailList.xlsx

Hi Jim;

This list shows several things.

1. Email addresses of most if not all Phase 1 owners as of May 2014
2. The breakdown by the membership office of who voted and how they voted, based on responses received by both email and regular mail after Pate sent out his biased and slanted email and letter to all members with stamped return envelope included in the letter. SOME OF THE "NO" VOTES WERE REVERSED BY MEMBERS AFTER THEY RECEIVED MY REBUTTAL EMAIL.

It is clear that the Phase 1 Board has included all members who did not respond at all to any email or mailout as being opposed to the development, thus, in their view, the 32 "FOR" votes becomes 116 "NO" votes.

I assume that if an email blast were sent out asking all Phase 1 members who oppose the development to email back their opposition, and 30 responses were received, that would mean that 118 are in favor of the development.

Anyway, Jim, use this list any way you see fit.

(If for some reason this attachment does not open, please let me know right away)

Thanks,

Jack

Unit #	Last Name	First Name	Email	
315	Wysocki	Charles	rnclonghorn@yahoo.com	voted "No" on the new Lodge Development
1006	Thomas	Anthony	tonyt@newalbanyrealty.com	voted "No" on the new Lodge Development
1114	Goodman	Howard	rudgo0@gmail.com	voted "No" on the new Lodge Development
215	Smith	Kathryn	katie@prodesignllc.com	voted no
216	Cohen	Michael	mikecohen05@gmail.com	voted no
314	Claypool	Bill	wdclaypool@comcast.net	voted No
508	Kessler	Michael	mikey46@comcast.net	voted no
707	Photopoulos	Guy	lindaphotoulos@midsouth.rr.com	voted no
714	Johnson	Steven	sgjohnson@email.msn.com	voted no
814	Rishi	Shrikant	alkabodas@yahoo.com	Voted no
907	Jones	Ken	kjones@deaconmail.com	voted no
918	Jacobs	Bryan	bryankjacobs@comcast.net	voted no
919	Streeter	Jackson	jstreeter4@gmail.com	voted no
1112	Chinn	Richard	richard@rproperties.com	voted no
116	Rudolf	Joseph	jrudolf@reedsmith.com	voted yes
207	Toukan	Bassem	windorset@aol.com	voted yes
209	McDaniel	Charles	mcdanielskip@hotmail.com	voted yes
219	Baer	Bill	bbaer@baerwealth.com	Voted Yes
311	Fuller	Tom	jfuller12@triad.rr.com	Voted yes
317	Feigenbaum	Leonard	feigenbaumassoc@aol.com	voted yes
405	Pursley	John	pursleyj@bellsouth.net	Voted yes
410	Drake	Bucky	bucky@drakedevelopment.com	voted yes
507	Alvarado	Alan	aalvarado@mchsi.com	voted yes
517	Hagen	Grant	ghagen4@bellsouth.net	voted yes
606	Salvano	Daniel	vsalvano@comcast.net	voted yes
619	Andreotti	Cindy	ck@andreottigroup.com	voted yes
708	Redd	Robert	triciaredd@aol.com	voted yes
715	Caulk	Bruce	CATCAULK@aol.com	voted yes
719	Reilly	Kevin	reillyka@erols.com	voted yes
806	Waingankar	Shinoo	shinoo@gmail.com	voted yes
808	Kelly	Paul	pkj7768@gmail.com	voted yes
818	Vandenhurk	John	hurk@watskinglen.com	voted yes
819	Kirchoff	Chris	ckkirchoff@gmail.com	voted yes
909	Brabbs	James	jcrabbs@aol.com	voted yes
917	Tranchida	Ron	ktranchida1@aol.com	voted yes
716	Pratt	Edward	eprattd@hotmail.com	voted yes
106	Streppa	Dennis	streppamama5@sbcglobal.net	
115	Shapiro	Glenn	Glenn_Shapiro@acordia.com	
118	Kansler	Mike	mkansler@aol.com	
210	Davis	Harry	harry@changersults.com	
213	Alfino	Paul	paulalfino@hotmail.com	
214	Wishnia	Bernard	bljdm1@aol.com	
217	McCallum	McCallum	greeneork@aol.com	
308	Starling	Kenneth	kennethstarling@earthlink.net	
310	Lee	Raymond	raymlee@aol.com	
313	McKeever	Matthew	matthew.mckeever@cushwake.com	
316	McMahan	John	john@mcmahanlawfirm.com	
318	McLaughlin	Pat	donna@patco.us	
319	Bernat	Sherry	amr803@hotmail.com	
407	Jo	Hun-Yong	inyoungjo@aol.com	
414	Evans	William	evansw@windstream.net	
417	Forster	Linda	linda@lindaforster.com	
505	DeFrancis	David	lornc@bellsouth.net	
506	Geissele	Alfred	spinemacn@aol.com	
513	Harris	James	jhharris@widener.edu	
515	Alfino	Paul	paulalfino@hotmail.com	
516	Mead	Robert	bpmead@cox.net	
519	Ouellette	Eric	eric@fireflyworlds.com	
605	Marcil	Roger	kmarcil@aol.com	
607	Naik	Paul	vandana0g@hotmail.com	
609	Espeso	Joseph	lespeso@optonline.net	
611	Barazotto	John	jvbarazotto@earthlink.net	
613	Gorman	Robert	emsgorm@comcast.net	
616	Dimmit	Larry	dimmit2@cox.net	
617	Berning	Melvin	marydelh@hotmail.com	
705	Descalzi	Stephen	sdescalzi@englewoodautogroup.com	
706	Mills	Mark	essential@prodigy.net	
709	Israel	Alan	alan.isreal@gs.com	
717	Broudy	Barry	barry@broudys.com	
807	Flatland	Gary	garyflatland@gmail.com	
813	Joshua	Baskaran	bas8352@aol.com	
816	Quick	Jack	quickjackb@aol.com	
905	Starcevic	Samuel	astarcevic@aol.com	
906	Fondell	Mike	mfondell@charter.net	
908	Davis	Kim	kim@kimwilliamdavis.com	
913	Evans	William	evansw@windstream.net	
916	Vanderveen	Jonathan	jvanderveen@alvarezandmarsal.com	
920	Wolpoff	Stuart	s.wolpoff@independence-receivables.com	
1005	Giles	Ricky	richardgiles84@gmail.com	
1007	Shearouse	William	wshearouse@wswgs.com	
1008	Ferrero	Horst	hferrero@cox.net	
1009	Ryan	Richard	dryan@carolinainternational.com	
1012	Taylor	Mark	ttaylor@tpservices.com	
1015	Rogan	James	jamesrogan98@yahoo.com	

Non-Rental Owner Votes

815	Rosewater	Lynne		voted "No"
416	Kolbe	Shannon		voted "No"
1017	Benson	Cottie		voted "No"
413	Harris	Sherry		voted "No"
1016	Florio	Mike		voted "No"
614	Heine	Spencer		voted "No"
915	Augsburger	Mark		voted "No"
309	Dean	Larry		voted "No"
1013	Christiansen	Arlene		voted "No"
408	Otto	Donna		voted "No"
518	Beim	Michael		voted "No"
1018	Whitehouse	Sylvia		voted "No"
713	Whisenant	Bill		voted "No"
811	Triantafilloy	Theo		voted "No"
910	Hassan	Emil		voted "No"
712	Corliss	Bob		voted "No"
306	Pate	Janet		Voted yes
914	Fretz	Gail		Voted yes
406	Neal	Charlotte		Voted yes
812	Heineman	Nick		Voted yes
710	Heineman	Nick		Voted yes
412	Torggler	George		Voted yes
212	Adams	Robert		Voted yes
718	Whitley	Laura		Voted yes
218	Herb	Chuck		Voted yes
205	Fowler	Curtis		Voted yes

Phase 1 Units	148	%
Yes Votes	32	22%
No Votes	30	20%
Silent/not voted	86	58%

Adam Mengel

From: Adam Mengel
Sent: Friday, October 03, 2014 5:15 PM
To: 'JEFF SOUTHMAYD-PD'
Cc: Frank Meeker
Subject: RE: Parking Question

Hi Mr. Southmayd:

As Ms. Sherman had previously provided to you via email, staff will collect email correspondence and provide these on the County's website and as part of the Board packets for each respective review step for this application; however, a separate response from staff on each email may not be possible.

As for your questions regarding parking, the Flagler County Land Development Code (FCLDC) has specific standards for off-street parking; these may be reviewed at [Sec. 3.06.04, FCLDC](#). Required minimum off-street parking is calculated based on the sum of the parts. Parking does not need to be on the same parcel as the permitted principal use; the existing condo towers are an example of this. It should also be mentioned that the rules in PUDs differ and each PUD is different.

I hope this information is useful and please contact me with any questions.

Thank you,

Adam

From: JEFF SOUTHMAYD-PD [<mailto:wnssfm@aol.com>]
Sent: Tuesday, September 30, 2014 5:31 PM
To: Adam Mengel
Cc: Frank Meeker
Subject: Parking Question

Adam;

If someone were to build a 171,000 square foot hotel and mixed use building, assuming the site was zoned properly for such a structure, how many parking spaces would be required to be included by the county?

Are those parking spaces required to be contained entirely within the footprint of the property on which the hotel is being built, or can some or all of the spaces be located on adjacent property outside of the boundary of the property?

Thank in advance.

Jeff Southmayd

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WNSSFM@AOL.COM
WEB: WWW.WNSSFM.COM

e subject to public disclosure.

Adam Mengel

From: Jeff Southmayd [wnssfm@aol.com]
Sent: Friday, October 03, 2014 5:31 PM
To: Adam Mengel
Cc: Frank Meeker
Subject: RE: Parking Question

Adam;

Thanks for your reply.

So which is these uses is the proposed Salamander hotel/mixed us facility?

9. Hotels and motels: One (1) space for each sleeping room plus one (1) space per employee for the maximum number on the premises at any time. Additional spaces for accessory uses such as restaurants and lounges shall also be provided to the extent needed to serve the public other than hotel/motel guests.

10.

All commercial uses excepting motels and hotels: One (1) space for each two hundred (200) square feet of gross floor area.

SOUTHMAYD & MILLER
4 OCEAN RIDGE BOULEVARD SOUTH
PALM COAST, FLORIDA 32137
386.445.9156
888.557.3686 FAX
jdsouthmayd@msn.com

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From: amengel@flaglercounty.org
To: wnssfm@aol.com
CC: fmeeker@flaglercounty.org
Date: Fri, 3 Oct 2014 17:14:43 -0400
Subject: RE: Parking Question

Hi Mr. Southmayd:

As Ms. Sherman had previously provided to you via email, staff will collect email correspondence and provide these on the County's website and as part of the Board packets for each respective review step for this application; however, a separate response from staff on each email may not be possible.

As for your questions regarding parking, the Flagler County Land Development Code (FCLDC) has specific standards for off-street parking; these may be reviewed at [Sec. 3.06.04, FCLDC](#). Required minimum off-street parking is calculated based on the sum of the parts. Parking does not need to be on the same parcel as the permitted principal use; the existing condo towers are an example of this. It should also be mentioned that the rules in PUDs differ and each PUD is different.

I hope this information is useful and please contact me with any questions.

Thank you,

Adam

From: JEFF SOUTHMAYD-PD [<mailto:wnssfm@aol.com>]

Sent: Tuesday, September 30, 2014 5:31 PM

To: Adam Mengel

Cc: Frank Meeker

Subject: Parking Question

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Adam Mengel

From: Craig Coffey
Sent: Wednesday, October 08, 2014 8:37 AM
To: Adam Mengel
Subject: FW: Hotel room density per beachfront acre in Flagler County

-----Original Message-----

From: John Bettencourt [<mailto:jvbetten1@aol.com>]
Sent: Sunday, October 05, 2014 6:14 PM
To: Frank J. Meeker; Craig Coffey
Cc: Ron Boyce; Mike H cell
Subject: Hotel room density per beachfront acre in Flagler County

Craig, thank you for facilitating the rental ordinance documents with Ron and team. We appreciate it very much.

On another issue, could you please let me know who we can talk to regarding the subject? I know your folks are very busy, once led to the data source we can review documents independently and not take up your staffs time.

Currently, New Smyrna Beach residents are taking issue with a couple of major hotel chains on the beach density. Specifically more rooms proposed versus the current Volusia County code.

We are very interested in this ...as the Hammock Beach Club currently has approximately 500 condos/ villas, ~100 homesites/ lots to be built out...plus 198 proposed new hotel rooms using just the 16th road access, exit point. We would like to compare these metrics to Flagler County policy of rooms per beach front acre.

Thanks in advance for your guidance and help on this subject.

Regards,
John Bettencourt

Sent from my iPad

> On Oct 5, 2014, at 5:37 PM, Frank J. Meeker <fmeeker@bellsouth.net> wrote:

>
> I'm good for 10 am, on Friday.

>
> Frank

>
> -----Original Message-----

> From: Craig Coffey [<mailto:ccoffey@flaglercounty.org>]
> Sent: Sunday, October 05, 2014 4:53 PM
> To: Ron Boyce
> Cc: Adam Mengel; Albert J. Hadeed; Sally A. Sherman; Jim Ulsamer;
> Linda Hager; John Bettencourt; Mike H cell; Rich DeMatteis
> Subject: Re: Timeline for New Vacation Rental Ordinances

>
>
> Ron,

>
> Point Taken. How does everyone look for Friday at 10am. We will get
> the final draft done for the meeting and have a schedule for you then.

>
> Craig

> Sent from my iPad
>
>> On Oct 5, 2014, at 12:41 PM, "Ron Boyce" <rjbl126@aol.com> wrote:
>>
>> Dear Flagler County Staff,
>>
>> It has been over one month now since we met to go over the draft of
>> the
> new vacation rental ordinances. It was my understanding that the
> public hearings would commence in the month of October with
> implementing of the new rules prior to the elections.
>>
>> I understand there have been a lot of issues this month. Flooding and
> election office issues. I would like to pass on a timeline for our
> residents that live in Ocean Hammock. It took a lot of work to get
> SB356 passed. It is time to take back our single family communities in Flagler county.
>>
>> Thank you,
>>
>> Ron Boyce
>>
>> Sent from my iPad
>
> PLEASE NOTE: Florida has a very broad public records law. Most
> written communications to or from the Flagler County Board of County
> Commissioners and employees regarding public business are public
> records available to the public and media upon request. Your e-mail
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>

Adam Mengel

From: Adam Mengel
Sent: Monday, October 06, 2014 8:25 AM
To: 'Jeff Southmayd'
Cc: Frank Meeker
Subject: RE: Parking Question

Required minimum off-street parking is calculated based on the **sum of the parts**.

From: Jeff Southmayd [<mailto:wnssfm@aol.com>]
Sent: Friday, October 03, 2014 5:31 PM
To: Adam Mengel
Cc: Frank Meeker
Subject: RE: Parking Question

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So which is these uses is the proposed Salamander hotel/mixed us facility?

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To: wnssfm@aol.com
CC: fmeeker@flaglercounty.org
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Subject: RE: Parking Question

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Adam Mengel

From: Jeff Southmayd [wnssfm@aol.com]
Sent: Monday, October 06, 2014 10:31 AM
To: Adam Mengel
Cc: Frank Meeker
Subject: RE: Parking Question

Thank you. That clears up my confusion..

JDS

SOUTHMAYD & MILLER
4 OCEAN RIDGE BOULEVARD SOUTH
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386.445.9156
888.557.3686 FAX
jdsouthmayd@msn.com
Member District of Columbia Bar.
Practice limited to Federal agencies.

THIS TRANSMISSION IS INTENDED ONLY FOR THE ADDRESSEE SHOWN ABOVE. IT MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR OTHERWISE PROTECTED FROM DISCLOSURE. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE DO NOT READ, COPY, OR USE IT, AND DO NOT DISCLOSE IT TO OTHERS. PLEASE NOTIFY THE SENDER OF THE DELIVERY ERROR BY REPLYING TO THIS MESSAGE AND THEN DELETE IT FROM YOUR SYSTEM. THANK YOU.

From: amengel@flaglercounty.org
To: wnssfm@aol.com
CC: fmeeker@flaglercounty.org
Date: Mon, 6 Oct 2014 08:24:36 -0400
Subject: RE: Parking Question

Required minimum off-street parking is calculated based on the **sum of the parts**.

From: Jeff Southmayd [mailto:wnssfm@aol.com]
Sent: Friday, October 03, 2014 5:31 PM
To: Adam Mengel
Cc: Frank Meeker
Subject: RE: Parking Question

Adam;

Thanks for your reply.

So which is these uses is the proposed Salamander hotel/mixed us facility?

9. Hotels and motels: One (1) space for each sleeping room plus one (1) space per employee for the maximum number on the premises at any time. Additional spaces for accessory uses such as restaurants and lounges shall also be provided to the extent needed to serve the public other than hotel/motel guests.

10.

All commercial uses excepting motels and hotels: One (1) space for each two hundred (200) square feet of gross floor area.

**SOUTHMAYD & MILLER
4 OCEAN RIDGE BOULEVARD SOUTH
PALM COAST, FLORIDA 32137
386.445.9156
888.557.3686 FAX**

jdsouthmayd@msn.com

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From: amengel@flaglercounty.org

To: wssfm@aol.com

CC: fmeeker@flaglercounty.org

Date: Fri, 3 Oct 2014 17:14:43 -0400

Subject: RE: Parking Question

Hi Mr. Southmayd:

As Ms. Sherman had previously provided to you via email, staff will collect email correspondence and provide these on the County's website and as part of the Board packets for each respective review step for this application; however, a separate response from staff on each email may not be possible.

As for your questions regarding parking, the Flagler County Land Development Code (FCLDC) has specific standards for off-street parking; these may be reviewed at [Sec. 3.06.04, FCLDC](#). Required minimum off-street parking is calculated based on the sum of the parts. Parking does not need to be on the same parcel as the permitted principal use; the existing condo towers are an example of this. It should also be mentioned that the rules in PUDs differ and each PUD is different.

I hope this information is useful and please contact me with any questions.

Thank you,

Adam

From: JEFF SOUTHMAYD-PD [<mailto:wssfm@aol.com>]

Sent: Tuesday, September 30, 2014 5:31 PM

To: Adam Mengel

Cc: Frank Meeker
Subject: Parking Question

Adam;

If someone were to build a 171,000 square foot hotel and mixed use building, assuming the site was zoned properly for such a structure, how many parking spaces would be required to be included by the county?

Are those parking spaces required to be contained entirely within the footprint of the property on which the hotel is being built, or can some or all of the spaces be located on adjacent property outside of the boundary of the property?

Thank in advance.

Jeff Southmayd

WNSS-FM 89.3
The Christian Radio Voice
of Flagler County & Palm Coast
4 OCEAN RIDGE BOULEVARD SOUTH
PALM COAST, FLORIDA 32137
386.447-7108 FAX 888-557.3686
WNSSFM@AOL.COM
WEB: WWW.WNSSFM.COM

e subject to public disclosure.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Flagler County Board of County Commissioners and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

Adam Mengel

From: Andrew Johnson
Sent: Monday, October 06, 2014 10:34 AM
To: Adam Mengel
Subject: FW: A1A PRIDE Special Meeting

Importance: High

FYI.

From: Dennis Clark [<mailto:denclark@cfl.rr.com>]
Sent: Monday, October 06, 2014 10:33 AM
To: Andrew Johnson; Anne Wilson; Carole McCleery; Frank Meeker; Don Hoskins; Donna Richardson-Drevniok; Frank Carelli; George Harnden; Judy Griswold; Marge Rooyakkers; Marianne McNeil; Mary Ann Ruzecki; Maryanne Taddeo; Sonja Zander
Subject: A1A PRIDE Special Meeting
Importance: High

To Scenic A1A PRIDE Board of Directors,

It has come to my attention that the vote on the Salamander project at the last meeting is being construed as a vote of approval whereas this was not the intent of some of the Board members. I am calling a special meeting to clarify the action taken.

We should meet as soon as possible, but I need to post a public meeting notice 24 hours in advance. We also need a quorum so *let me know your availability on the following dates and times. Put a Y or N next to each date and time.*

Wed 10 AM
Wed 2 PM

Thu 10 AM
Thu 2 PM

Fri 10 AM
Fri 2 PM

I'll let you know which date and time works out best.

Thanks
Dennis Clark

Adam Mengel

From: Dennis Clark [denclark@cfl.rr.com]
Sent: Monday, October 06, 2014 10:40 AM
To: Gina Lemon
Cc: Adam Mengel; Anne Wilson; Marge Rooyakkers
Subject: RE: Correspondence from toay's meeting

Gina,

We will not be sending the letter for Hammock Beach Resorts today. We will be having a special meeting sometime this week to clarify the content first. We hope to send you the report by the end of this week. There will be a posting on the Flagler County web Calendar to advertise the meeting as soon as we can schedule it.

As far as the Select Realty review. Marge Rooyakkers has that letter and may be sending it soon.

Dennis

From: Gina Lemon [<mailto:glemon@flaglercounty.org>]
Sent: Monday, September 29, 2014 9:34 AM
To: 'Dennis Clark'; 'Donna Drevniok'
Cc: Adam Mengel
Subject: RE: Correspondence from toay's meeting

Good morning Mr. Clark –

Receiving the letters by email will work for us. We plan to begin preparing the Planning and Development Board packages next Monday.

Gina

From: Dennis Clark [<mailto:denclark@cfl.rr.com>]
Sent: Friday, September 26, 2014 1:41 PM
To: Donna Drevniok; Gina Lemon
Subject: Correspondence from toay's meeting

Donna,

I will attempt to get the letters for HB Resort and Select Realty done today or tomorrow. I think I heard at the TRC meeting that the County needs them by Monday or Tuesday if they want to get them in the package for the October 14 Planning & Development Board. We may need to send them by email.

Gina, can you confirm, or do we have more time?

Thanks,
Dennis

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Adam Mengel

From: Thad Crowe [crowet6@gmail.com]
Sent: Monday, October 06, 2014 11:46 AM
To: Lin Hilton
Cc: Herb Mobile; Adam Mengel
Subject: Re: Hammock Beach/Salamander meeting

Mr. & Ms. Hilton - I appreciate your perspective and encourage you to attend public hearings including Planning Board recommendatory meetings. With the Florida Sunshine Law, planning board members are obliged to disclose pre-meeting communications at the public hearing, and we are also directed to only consider testimony presented at this public hearing.

Best regards,

Thad Crowe
Vice-Chairman, Flagler County Planning Board.

On Fri, Oct 3, 2014 at 6:00 PM, Lin Hilton <linhilton2@aol.com> wrote:

Dear Mr. Crowe,

May I take a moment of your time to express my wholehearted approval of the Salamander proposal for changes at Hammock Beach. I can only see this as a winner for the residents of Flagler County in the form of tax revenue, employment opportunity, and enhancements to the community. On a personal note, as a resident of the North Tower at Hammock Beach, I look forward to our property values being restored by the Salamander plan.

I have had the sincere pleasure of staying at the Salamander property in Middleburg, Virginia. The high standards exhibited at every level of the Salamander experience was most memorable. I know Salamander will bring those same high standards to Hammock Beach when they have made the property ready to host guests.

I do hope you will hear the voices of the majority at Hammock Beach who, like me, believe this is a wonderful opportunity for the owners, guests, local employment, and the County.

Thank you for your service on the Board.

Best regards,

Lin & Herb Hilton
200 Ocean Crest Drive #551
Palm Coast FL 32137

Adam Mengel

From: Sean Moylan
Sent: Monday, October 06, 2014 11:46 AM
To: Adam Mengel
Subject: Salamander

Hi Adam,

We are going to see if Kate can cover the Salamander hearing before the Planning Bd. I just need to confirm that it will occur on Oct. 14.

Thank you,

Sean S. Moylan
Paralegal | Flagler County Attorney's Office
1769 E. Moody Blvd., Bldg. 2 | Bunnell, FL 32110
Ph: 386/313-4056 | Fax: 386/313-4105

Adam Mengel

From: Al Hadeed [hadeedlaw@cfl.rr.com]
Sent: Tuesday, October 07, 2014 10:11 PM
To: Adam Mengel
Cc: Albert J. Hadeed
Subject: Fwd: Oct 7 Salamander Hotel Plan, Commission Candidates

Sent from my iPhone

Begin forwarded message:

From: Alma Nemrava <hammockcc@bellsouth.net>
Date: October 6, 2014 at 4:59:24 PM EDT
To: Daniel Baker <dbaker@acpcommunities.com>, Prem Devadas <pdevadas@salamanderhotels.com>
Cc: Abby Romaine <abby.romaine@gmail.com>, Dennis Clark <denclark@cfl.rr.com>
Subject: Re: Oct 7 Salamander Hotel Plan, Commission Candidates

Daniel and Prem, can you please confirm that you have received this message and will be with HCC at 7:30, tomorrow, Tue. Oct 7.

Let us know if there is anything you need.

Alma Nemrava

On Oct 4, 2014, at 4:38 PM, Alma Nemrava <hammockcc@bellsouth.net> wrote:

Daniel Baker, Prem Devades:

Hammock Conservation Coalition looks forward to having you with us at the Hammock Community Center, 7:30 PM, Tuesday, October 7. Coffee and visiting begin at 7 PM.

Please contact Dennis Clark, 446-9388, if you have questions about sound or electronic equipment and HCC President Abby Romaine or me with any other questions.

Since you have presented your Lodge Hotel plan to us already, and many of us attended your presentation to A1A Scenic on September 26, we have had requests that as much time as possible be used for questions and statements.

We ask therefore that you make a maximum ten minute presentation of recent changes in your plan or use the ten minutes however you wish. Then we will begin questions and statements from our members and visitors as described below.

When we have received pre-submitted questions and statements, we will establish time restraints on questions, answers and statements that hopefully will allow time for all who wish to speak.

Thank you for providing HCC information on your Salamander project.

Alma Nemrava
HCC VP

Send questions for Oct. 7 HCC

Commission Candidate Forum to

abby.romaine@gmail.com

**Your Questions, Statements re:
Oct. 7 HCC Study of Salamander
proposal for 16th Rd 198 room
Beach Front Hotel**

HCC will begin with a brief statement by Salamander for the HCC 7:30 PM, Tue. Oct 7 Meeting Study of the plan to tear down the existing 16th Rd. beach- front Lodge with 20 hotel rooms and the Atlantic Grill and replace the building with a 198 - room hotel with a convention center and an expanded restaurant.

To avoid repetition of questions you have for Salamander representatives, for the sake of time, and to provide the opportunity for all who want to get an answer or make a point not yet made during the Oct. 7 meeting, HCC is asking that you submit questions early before the meeting if you can.

**HCC will organize your questions,
statements received by
7:30 PM, Mon. Oct 6 and present
the questions and statements to
Salamander 7:30 PM, Oct. 7**

first dealing with those, which focus on the HCC shortened Goals below.

HCC promises always to provide a voice for all and so also welcomes your questions and statements apart from HCC Goals. It will greatly help HCC fully record the meeting if you can bring and leave a copy of your questions, statements if you have not pre-submitted them.

If needed to be sure everyone is heard, HCC will continue the meeting after our customary 9 PM adjournment and exit for those who wish to depart at nine and keep the room open for those who want to stay and talk after later adjournment of the formal meeting.

Following the submitted material HCC will invite other questions and statements from the floor. Please be prepared for time restraints in keeping with the amount of material proposed.

We ask that you pre-submit or bring and leave a copy of your question or statement succinctly in ½ page or less using at least 14 pt. type.

Please submit questions and statements to BOTH of the two addresses below:

**hammockcc@bellsouth.net AND
abby.romaine@gmail.com**

Thank you for helping HCC get prepared for a productive Meeting.

SOME Pertinent HCC GOALS:
HCC Visioning for The Hammock: Such

exercises always confirm HCC's strong desire to protect the quiet, uncongested serenity we enjoy.

Growth Management: HCC supports responsible growth that will enhance and be compatible with the needs of the residents and environment of the Hammock community and will support these objectives as they are incorporated into Flagler County's Land Development Code.

Community Conservation: HCC supports the efforts of its communities to maintain the integrity and improve the livability of its neighborhoods and will work to assure their ability to do so. HCC will collect information from neighborhoods and disseminate updates to the residents, including possible impacts on the Hammock, and will urge our elected officials to enforce the current laws and codes. HCC will encourage county Government staff to hold open meetings with developers.

Environment: HCC treasures our unique sliver of land that lies between the ocean and the Intracoastal Waterway and seeks to keep it as much as possible a place of natural beauty where people can exercise their bodies even as they restore their spirits. In addition to responsible growth, HCC recognizes the need for clean air and water, conservation of our natural surroundings - including a strong tree ordinance for all of The Hammock, native landscaping, canopy protection, eradication of exotic plants, encouragement of walking, hiking, and biking trails, and billboard removal.

Parks: HCC will continue to promote plans for both passive and active park development, monitor park habitat management, and encourage the permanent park designation of

all the Hammock parks.

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Hammock Conservation Coalition
7 Nantucket Drive
Palm Coast, FL 32137

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Adam Mengel

From: Albert J. Hadeed
Sent: Monday, October 06, 2014 7:13 PM
To: 'Anne Wilson'; Abby Romaine
Cc: Dennis Clark (denclark@cfl.rr.com); 'Alma Nemrava'; Sally A. Sherman; Adam Mengel
Subject: Memo on Dunes DRI Proceedings and Current Development Proposal
Attachments: File Memo re Hammock Dunes DRI & Develop Proposals Adj 16th Rd 10-06-14.pdf

Upon my return from being out of town I went through a large volume of emails being circulated concerning the proposed development on 16th Road. I believe there is a need for clarification of the history and conclusions of the 2010 – 2011 proceedings concerning the last development proposal for 16th Road.

Since the DRI itself was terminated and no longer provides the basis for determination, I thought it useful to frame the true procedural context for the current proposal.

The attached file memo summarizes those points. It also provides citations for anyone wanting to look up the background to the statements made in the memo. I tried my best to minimize legal 'mumbo jumbo.'

Please note that the attached memo expresses no opinion whatsoever on the merits of the pending proposal. Actually, I do not have the application for review and will not until it gets to the BCC public hearing stage. (I will not be representing the Planning Board on this application.)

Hopefully, this info better assures that everyone is on the same page, that they understand the baseline for these proceedings, all in order to minimize any confusion and possible frustration among your members. It is indeed preferable that your organizations or your members be aware of the standards in order to make their respective comments more relevant for the Planning Board and BCC.

Thank you.

Al Hadeed
Flagler County Attorney
1769 E Moody Blvd #2
Bunnell, FL 32110
386-313-4005 Office
386-313-4105 FAX

File Memo re Hammock Dunes DRI and Development Proposals for Projects Adjoining 16th Road

From: Al Hadeed



October 6, 2014

In 2010 through year-end 2011, the Hammock Dunes DRI and proposed development adjoining 16th Road went through a number of contested proceedings, including County Commission land use hearings, a hearing before a Florida Administrative Law Judge, a hearing before the Governor and Cabinet and finally proceedings before the County Commission to terminate the DRI at the end of 2011. The latter proceeding was a statutory procedure for what is called an “Essentially Built Out Agreement” that ended the DRI but with provisions governing the future administration of the land uses within the property comprising the Hammock Dunes DRI area. See the Agreement recorded at Official Records Book 1851 Page 842.

Among the issues addressed were the number of dwelling units that were vested (also sometimes described as entitled units) for additional development. The 16th Road development proposal submitted in 2010 initially requested a hotel recreation area consisting of 1,147 units (dwelling units include hotel room units). Later during the land review process, the applicant acknowledged that prior action reduced the unit count to 541. The applicant combined that number with the current 20 guest rooms at the Lodge to request approval of 561 hotel rooms. The applicant claimed that this number of units was vested, that is, it had the right to develop them on the property.

This question was litigated before a Florida Administrative Law Judge who ruled that there was no vesting of these units. Prior action of the applicant and other developers had utilized all unit capacity and whatever had not been used or transferred within the DRI had in effect lapsed or been waived. The Governor and Cabinet agreed in a final order with this conclusion, and it also is an official part of the Essentially Built Out Agreement (“EBOA”) at Sections 12c & d., at page 12. See also Fla. Div. Admin. Hearings Order at paragraph 64, at pages 36 – 37 (April 6, 2011). Thus, for any current development proposal there are no vested development units.

Those proceedings, however, did not forbid future development but require the applicant of any proposal to show its proposed plan is consistent with the County’s Comprehensive Plan, including its explicit objectives concerning the Scenic A1A Byway. This latter provision covers, among others, what is known as the Corridor Management Plan. The applicant also has to demonstrate that its proposal complies with the County Land Development Code. The Code includes the Scenic A1A overlay that would be applicable to any development proposal adjoining 16th Road. See EBOA at Section 3b., at page 6, and Section 12d., at page 12; see generally Fla. Div. of

Admin. Hearings Order at pages 23 - 29. With no DRI status existing any longer, the land use classification of the lands remains PUD. EBOA at Section 3b., at page 6.

In 2011, the Administrative Law Judge and the Governor and Cabinet found that the particular project before them was inconsistent with the Comp Plan provisions governing the scenic corridor and was inconsistent with the Corridor Management Plan's requirement for context sensitive design. See generally Fla. Div. of Admin Hearings Order at pages 24-29.

It is believed that the County's Comp Plan provisions may have changed since 2011 due to updates and also the Corridor Management Plan has been amended. Further, the development proposal presented today is different than the one sought or litigated during 2010 - 2011. The prior decisions therefore are only useful for understanding the general procedures while providing a guide or roadmap for considering consistency.

There were other issues addressed in the 2010 - 2011 proceedings that would have no relevance to the pending proposal. These were issues peculiar to the DRI, such as, extension dates, guaranty agreements, bridge expansion requirements, and the application of certain clauses of the DRI.

A final word about the Essentially Built Out Agreement -- all covenants, restrictions and conditions of record were left intact as valid and enforceable for the future. See EBOA at Section 3c., at page 6, and see generally Fla. Div. Admin. Hearings Order at pages 29 - 33 concerning how the Judge addressed golf course plat and deed restrictions.

This file memo does not evaluate the current proposal or provide any opinion as to its consistency or acceptability. These kinds of conclusions will be determined through public hearings in the land development review process to be conducted by Flagler County.

Adam Mengel

From: Al Hadeed [hadeedlaw@cfl.rr.com]
Sent: Tuesday, October 07, 2014 10:10 PM
To: Adam Mengel
Cc: Albert J. Hadeed
Subject: Fwd: Hadeed Memo on Dunes DRI Proceedings and Current Development Proposal
Attachments: File Memo re Hammock Dunes DRI & Develop Proposals Adj 16th Rd 10-06-14.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Alma Nemrava <hammockcc@bellsouth.net>
Date: October 6, 2014 at 8:59:42 PM EDT
To: "nemrava, alma" <anemrava@bellsouth.net>
Subject: Hadeed Memo on Dunes DRI Proceedings and Current Development Proposal

Forwarded to Hammock Conservation Coalition Steering Committee and those who have corresponded with HCC at some time on the subject of the Salamander Plan for the Lodge.

This information from County Attorney Al Hadeed establishes helpful reference to documents to be considered in studying the Salamander plan.

Alma Nemrava

Begin forwarded message:

From: "Albert J. Hadeed" <ahadeed@flaglercounty.org>
Subject: Memo on Dunes DRI Proceedings and Current Development Proposal
Date: October 6, 2014 at 7:12:39 PM EDT
To: 'Anne Wilson' <annewilson@cfl.rr.com>, Abby Romaine <abby.romaine@gmail.com>
Cc: "Dennis Clark (denclark@cfl.rr.com)" <denclark@cfl.rr.com>, 'Alma Nemrava' <hammockcc@bellsouth.net>, "Sally A. Sherman" <ssherman@flaglercounty.org>, Adam Mengel <amengel@flaglercounty.org>

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