

**APPLICATION #2962
PUBLIC COMMENTS
RECEIVED
10-07-2014
TO
10-10-2014**

App #2962

Amendment to PUD SDP Ocean Hammock Golf Course Lodge

Call Log 20141007 thru 20141010

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
20141009	727-692-0778	Pitsoulakis, Spiros	04-11-31-3604-00000- 0050	328 Ocean Crest Dr.	Y	V	NP

Adam Mengel

From: Adam Mengel
Sent: Tuesday, October 07, 2014 8:44 AM
To: Sean Moylan
Subject: RE: Salamander

Hi Sean:

Yes sir, it will... or at least we have provided public notice for Salamander for that meeting date. If you would like to provide the project links to her in advance of our agenda packet, please direct her to the [County's webpage on the submittal](#).

Thank you!

Adam

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: Andrew Johnson
Sent: Tuesday, October 07, 2014 8:51 AM
To: Adam Mengel
Cc: Sally A. Sherman
Subject: FW: A1A PRIDE special meeting request

Adam/Sally – just an FYI. Scenic A1A is holding a special meeting on Thursday to clarify the committee’s intent regarding the Salamander vote.

Sally – do you need me to attend?

Andy

From: Elizabeth Yates
Sent: Tuesday, October 07, 2014 8:45 AM
To: 'Dennis Clark'
Cc: Andrew Johnson
Subject: RE: A1A PRIDE special meeting request

Hi Dennis,
Per our phone conversation, you have the community center for Thursday. If anything changes, please don't hesitate to contact me.
Have a great day.

Liz Yates
Administrative Assistant
Flagler County General Services
386-313-4183



From: Dennis Clark [<mailto:denclark@cfl.rr.com>]
Sent: Monday, October 06, 2014 8:32 PM
To: Elizabeth Yates
Cc: Andrew Johnson
Subject: A1A PRIDE special meeting request

Liz,
I have an urgent need to see if the Hammock Community Center is available on Thursday or Friday of this week. A1A PRIDE needs to have a special meeting to review the Hammock Beach Resort report submittal to the Planning Board.

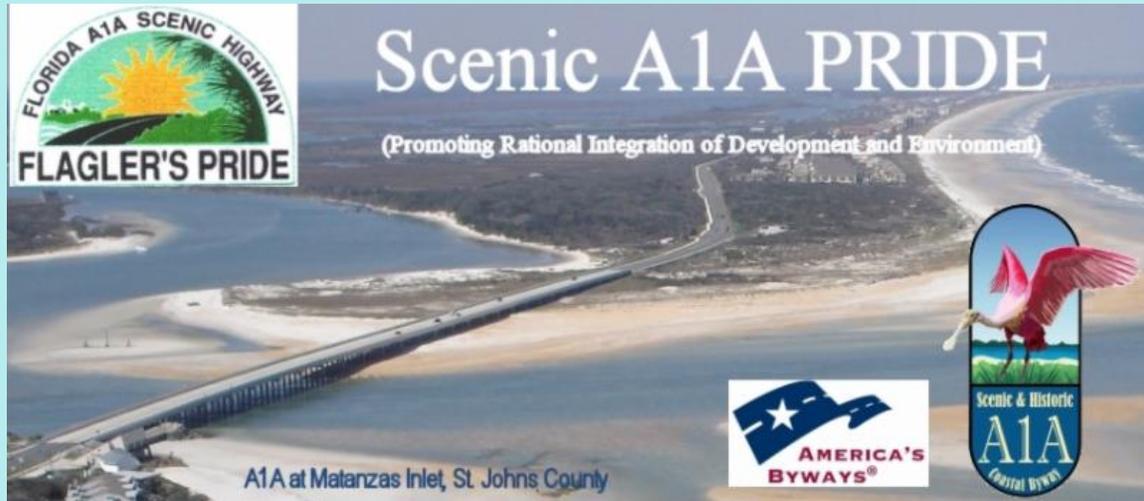
The proposed times are Thursday at 2-4 PM or Friday at either 10 AM-Noon or 2-4 PM.

If the building is not available, we may wish to meet outside at the pavilion there, if it's OK with you.

Thanks,
Dennis

Adam Mengel

From: Scenic A1A PRIDE [scenica1a@gmail.com]
Sent: Tuesday, October 07, 2014 11:59 AM
To: Adam Mengel
Subject: A1A PRIDE SPECIAL MEETING Thu Oct 9, 2:00 PM



Scenic A1A PRIDE Special Meeting

(Promoting Rational Integration of Development and Environment)

Hammock Community Center

2:00 PM Thursday, October 9, 2014

AGENDA

1. Call to Order - Roll Call
2. **Special meeting to clarify the action taken on the Hammock Beach Resort site plan review**

Members of the Board of County Commissioners may attend this meeting. This notice is being provided to meet the spirit of the Sunshine Law. *In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Parks and Recreation Department at (386) 313-4020 at least 48 hours prior to the meeting. If a person decides to appeal any decision made by Scenic A1A PRIDE with respect to any matter considered at the meeting, a record of the proceedings may be needed and, for such purposes, the person may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is based.*

Meetings of Scenic A1A PRIDE are scheduled monthly, normally on the fourth Friday at 9 a.m. at the Hammock Community Center or such alternate time and place publicly noticed in advance. Agendas are normally posted a week in advance on the Flagler County website www.flaglercounty.org. Information about the organization may be obtained by contacting the Recording Secretary, Dennis Clark, at ScenicA1A@gmail.com or on the website at

www.ScenicA1A.org .

Sent by Dennis Clark for Scenic A1A PRIDE, a part of
Friends of A1A Scenic & Historic Coastal Byway | 904-425-8055 |
ScenicA1A@gmail.com | <http://www.scenica1a.org>
2175 Mizell Rd
St. Augustine, FL 32080

[Forward this email](#)



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Friends of A1A Scenic & Historic Coastal Byway | 2175 Mizell Rd | St. Augustine | FL | 32080

Adam Mengel

From: Albert J. Hadeed
Sent: Tuesday, October 07, 2014 3:23 PM
To: Nate McLaughlin; Frank Meeker
Cc: George Hanns; Barbara S. Revels; Charles Ericksen Jr.; Sally A. Sherman; Adam Mengel
Subject: FW: 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

I did not think to send this to you commissioners last night. The email below should be self explanatory as to the purpose of the attached memo. I worked with Adam Mengel on it for the purposes stated below. It also was furnished to Salamander, the applicant.

I am sending it out to you now, as I realize that, not only is it useful for you, but also the HCCC is having a public forum on this subject this evening at which Commissioners Meeker and McLaughlin will be present. A caution, none of you should be expected to comment on the memo and obviously this would be legal info you would receive as part of your agenda packet when this item reaches you in the future.

I think you have already been advised but just as a reminder, keep in mind that the quasi-judicial rules apply to this land use proposal.

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

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

Adam Mengel

From: Albert J. Hadeed
Sent: Tuesday, October 07, 2014 3:57 PM
To: Adam Mengel
Subject: Fwd: can you come to HCC tonight?

Begin forwarded message:

From: Al Hadeed <hadeedlaw@cfl.rr.com>
Date: October 7, 2014 at 3:38:18 PM EDT
To: "Alma S. Nemrava" <anemrava@bellsouth.net>
Cc: "Albert J. Hadeed" <ahadeed@flaglercounty.org>
Subject: **Re: can you come to HCC tonight?**

I will not be able to and given that my role right now is limited, I do not think it appropriate since the application has not come to me for formal review by the BCC.

Sent from my iPhone

On Oct 7, 2014, at 8:05 AM, Alma S. Nemrava <anemrava@bellsouth.net> wrote:

Could, should you briefly summarize your 2012 documented history for HCC tonight?

Alma

20141007 – 17:20

Transcript of text message exchange between Al Hadeed, County Attorney, and Abby Romaine, President of Hammock Community Conservation Coalition

(Transcript prepared by Adam Mengel based on screen-shots provided by Al Hadeed)

Romaine: Hi Al! Thanks for your memo. Quick question: you wrote “with no DRI status existing, the land use classification remains PUD” – does this mean more or less stringent process/requirements? Thanks! Abby

Hadeed: Can't really know if more stringent. The standards are the Comp Plan and Land Development Code consistency w/ any applicable parts. The proposal would be judged against those standards. Whatever review procedures were in the DRI would not apply. The EBOA is like the successor to the DRI. Hope that helps.

Romaine: Thanks, Al. Do you happen to know off the top of your head any major changes to the code impacting development in the Hammock? Thanks again!

Hadeed: Not specifically, except what I said about corridor management plan being revised and possibly the Recreation and Open Space Element of Comp Plan. Other parts may have changed that may impact the evaluation. For any updates, ask Planning Dept or check web pages.

Romaine: Ok thanks again! Some people are emailing me that parts of this area to be built on are zoned “recreation in perpetuity” which I think is incorrect. This is going to be heated tonight [HCCC meeting discussing the Salamander Lodge submittal]! Will you be in attendance?

Hadeed: No. I explained to Alma will forward email to you now.

Romaine: Thanks! You are the best!

October 7,2014

Ms. Gina Lemon
Development Review Planner 111
Flagler County Planning and Zoning
1769 E Moody Blvd.
Suite 105
Bunnell,Fl 32110

Re: Application #2962-amendment to the Ocean Hammock Golf Course and Northshore Plat five planned Unit Development Site development Plans.

Dear Ms Lemon:

I am unable to attend the hearing on October 14,2014 regarding the above topic. I would appreciate this letter being entered into the record as my opinion of this project.

I have reviewed the plat addendum covering the golf course where they intend to put this hotel and it clearly states in section 6 that:

"The parcels shown hereon will be perpetually used as golf course land, lake,clubhouse,appropriate associated golf course facilities, open space, parks,dune preservation or such other appropriate recreational or government usages approved by the Board of County Commissioners."

Since this plot of land is deed and plat restricted this convention center and hotel cannot be built on it.

As you will recall, the county and the homeowner associations around the golf course have spent several thousand dollars defending this position in previous hearings.

It appears that the applicant has not asked for a variance, rather they are proceeding as if this legal restriction does not exist.

I understand that they will be replacing a building presently located on part of the land that houses a restaurant,golf shop, golf carts etc. but the new building complex is several thousand square feet larger and wider than the original footprint and contains a 200 room convention hotel. The parking area extends across 16th road.

If this project is approved it will void the protection in the document that you have put in place for us and open the door to allow them to build other projects (condos, time shares, apartments)on other areas on Golf Course land. This will prove to be a true detriment to our present and future quality of life. It will destroy one of the most significant reasons for which we moved to Flagler County.

Please do not approve this project as it stands.
Thank you for your time.

Yours truly,



Michael Hewson
5 Hammock Beach Ct
Palm Coast, Fl 32137



Catherine Hewson

October 7, 2014

Mr. Adam Mengel, Staff Liaison
Flagler County Planning and Development Board
1769 E. Moody Blvd Bldg 2
Suite 105
Bunnell, FL 32110

Re: Application #2962 – Amendment to the Ocean Hammock Golf Course and Northshore Plat Five Planned Unit Development Site Development Plans

Dear Mr. Mengel,

Since I am unable to attend the October 14, 2014 public hearing of the above application, I am writing to urge the Planning and Development Board to work with Salamander Hospitality, LLC (Salamander) to expedite the approval of the proposed Lodge and Conference Facilities at the Hammock Beach Resort.

My wife, Mary Ann, and I have been residents of Flagler County and members of The Club at Hammock Beach (The Club) since it opened over 10 years ago. We live in a single-family home in the community (full-time) and are members of the Ocean Hammock Property Owners Association.

After 10 years, The Club has reached the stage where improvements need to be made, or a gradual and continual decline in customers (revenue) will occur. This decline will have an adverse affect on the quality of the assets (buildings, golf course, etc.), amenities and services The Club offers its members, revenue and tax dollars generated in/for Flagler County by visitors, and ultimately the value of property in Ocean Hammock & Hammock Beach. A \$70+ million dollar investment in The Club will ensure none of this happens. I like to think of this project as an economic imperative for the long-term health of the community in which I live.

For the first time, we have a first-class operator managing The Club, with a track record of involvement with first-class properties. Salamander knows what they are doing, and their expertise will ensure the improved Lodge and Conference Facilities will be an asset to our community and Flagler County.

Salamander has worked with residents and members from the beginning on this project, and many changes, improvements, and enhancements have been made based on open dialogue with representatives from every stakeholder group or association potentially impacted by the project. The development process has been transparent, and Salamander has worked diligently to develop a plan that was supported by the community. They have succeeded - a significant majority of the residents/members supports this proposal.

Residents and members stand to gain much by the approval and completion of this project. Salamander will be creating member-friendly spaces in the new Lodge building – a member-only lounge/club room over looking the Atlantic Ocean, a library room, member-only locker rooms, and a billiard room. The new restaurant in the improved Lodge Building will be a significant upgrade to the current Atlantic Grill, and the conference space in the new Lodge will be available for member functions. In addition, with approval of the project Salamander has committed to improve/remodel Delfino's Restaurant, Loggerhead's Lounge, the Spa & Fitness Center, and the Hammock House on the Ocean Golf Course – all of which are in need of improvement.

There should be no major issues standing in the way of approval. We've been told Dunes CDD can supply water. Traffic should not be an issue since the density of new units in the proposed Lodge building is significantly lower than those approved under the original development order for Ocean Hammock. The proposed building sits on the same site as the existing Lodge complex and is no higher than the existing Lodge building (therefore no views to the ocean are affected). I'm confident the Planning and Development Board will ensure there is adequate parking, and that the landscaping of the new site will be consistent with the landscaping of the overall property.

I have sent this exact letter to each of the members of the Planning and Development Board.

Sincerely,



Mike Maurer
47 Northshore Dr
Palm Coast, FL 32137

Dr. Alka Rishi, M.D., F.A.C.O.G.
Obstetrics/Gynecology/Infertility
2207 S. Clear Creek Road, Suite 303
Killeen, Texas 76549
Office (254) 634-0754 * Fax (254) 634-1987

RECEIVED

OCT 14 2014

Flagler County Planning & Zoning Dept

October 7, 2014

Dear Sir/Madam,

It is my understanding that Salamander Hospitality, LLC wants to construct 200 room hotel. They want to use existing facility at 200 Ocean Crest Drive as a check in station for these rooms.

200 Ocean Crest is sort of a Hotel. Guest from Condos and nearby Villas use this lobby for check in and check out.

I was there on August 29, 2014 at 10:00PM to check in. {Owners are required to check in.}. We noticed 8-10 cars at security gate.

We arrived at the building and realized that we are in a sort of traffic jam. There were 6 cars ahead of us before we knew it, there were 8 cars behind us. There was adequate staff trying to move vehicles but there was no place to move these cars to clear traffic. After 30 mts they managed to move 3 cars ahead of us so we could get out.

My concern

- 1 There will be additional traffic of 100-150 cars at Security Gate causing traffic jam on 16th Street affecting access to ambulance, fire and other emergency vehicles and of course local residents.
- 2 They recently stopped short term housing rentals at Ocean Hammock due to unmanageable traffic at the security gate and these are only a few houses. An Addition of 200 rooms and 100-150 cars at one security gate on top of existing traffic is outrageous and unsafe.

Thank You,



Dr. Alka Rishi

Adam Mengel

From: Thad Crowe [crowet6@gmail.com]
Sent: Thursday, October 09, 2014 12:24 PM
To: Adam Mengel; Gina Lemon
Subject: Re: Support for Salamander's 'New Lodge' plan at Hammock Beach

Hey you two, do we have a PB meeting Tuesday?

Thad

On Thu, Oct 9, 2014 at 12:21 PM, Tim Hale <tim.hale@coastalcloud.us> wrote:
Mr Crowe,

My wife (Sara) and I are the founders/owners of Coastal Cloud and full-time residents (and members) at Hammock Beach.

Our Coastal Cloud headquarters is on property at Hammock Beach in the Discovery Center - the former real estate sales center for the community. We started our business here in early 2013 and have committed to hiring 100 technology consulting professionals over 3 years and paying them well above Flagler County averages. We are ahead of our hiring plans (in the past 18 months have grown our team to 50 professionals) and our average salaries are 3X the Flagler County average. We have moved several young professional families to the area (from California, Atlanta and South Florida) and they have bought homes in our community and enrolled their children in our schools. We believe we are an early example of a 'new economy' coming to Flagler County & and we are having a significant, position impact on the local economy.

Our clients are all over the country. As we bring new recruits and clients into our Flagler County headquarters, it is essential that we demonstrate a first class operation at our offices and show the availability of first class services & amenities in the community.

We have closely watched (and provided constructive feedback to) Salamander's plans for a new lodge and we have attended nearly all of the public Q&A sessions (2 'all member meetings' at Hammock Beach, 2 meetings with Hammock Beach Conservation Coalition and the recent Scenic A1A meeting).

We have been extremely impressed with the open, collaborative, informative exchanges. This process has been 100% different than the closed, non-collaborative, few specifics that was done a few years ago when Front Door / Lubert-Adler proposed a 550+ room monster called NOPC. We 100% REJECTED the Front Door / LA proposal.... and we 100% APPROVE the Salamander proposal.

We believe the latest plan from Salamander would be a win/win/win. It is a win for Salamander as a new, upscale revenue generating opportunity. It is a win for the residents/members of Hammock Beach as we get a series of much improved amenities funded by Salamander. It is a win for our whole community as a major economic boost & further enhances Flagler County's reputation as a high end destination for vacation AND business.

We believe the new lodge would dramatically impact Coastal Cloud's ability to attract client visits & meetings (instead of having to host them at other resorts such as Amelia Island) as well as attract more recruits to our area.

We also know there is a small group of VERY vocal opponents to Salamander's plan - they have shown up at the same meetings we have attended. I am sure they will attend your meeting Tuesday. It is very frustrating that this group has not indicated any desire to provide constructive feedback nor collaborate. They simply over talk everyone else... make negative statements....and often present misleading or irrelevant information.

I hope they are not allowed to dominate the meeting on Tuesday night....no doubt they will try.

My hope is your team will see through the drama from this small group and focus on the facts. A key fact being that ~85% of Hammock Beach residents & members that support the Salamander plan. That majority is simply not as loud & controlling as the small group of discontents.

The Salamander team has done a nice job to date - they have a proven track record of very strong performance at other properties (The Sanctuary at Kiawah & Salamander Resort & Spa in Middleburg, VA) - and they are willing to lead a major economic investment in our community.

This project has the potential to transform the image of Flagler County as a premier destination for senior business executives - and further improve our image as a vacation destination.

This would be very, very positive for our community - and we welcome it.

Sara & I strongly support Salamander's plan for the new Lodge.

Thanks for listening. I am happy to discuss in person at any time.

Tim

Tim Hale

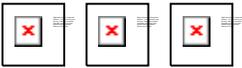
Managing Partner

Coastal Cloud

Mobile: +1 (386) 237.7718

Email: tim.hale@coastalcloud.us

Web: www.coastalcloud.us



Adam Mengel

From: Rich [rich7253@aol.com]
Sent: Thursday, October 09, 2014 4:04 PM
To: Craig Coffey; Frank Meeker; Adam Mengel
Subject: Fwd: Salamander Hotel Vote by Scenic A1A Pride

fyi

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

From: Nextdoor Ocean Hammock <reply@r.email.nextdoor.com>
To: rich7253 <rich7253@aol.com>
Sent: Thu, Oct 9, 2014 3:37 pm
Subject: Salamander Hotel Vote by Scenic A1A Pride



Jd Southmayd, Ocean Hammock

I was pleased to attend the meeting today where the Scenic A1A board overwhelmingly voted to oppose the Salamander hotel plans to replace the Lodge and send that objection to the Planning Board. I certainly hope that the Hammock Conservation Coalition will agree with this decision.

Oct 9 in General to 3 neighborhoods

[View or reply](#) [Thank](#) · [Private message](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

This message is intended for rich7253@aol.com.

[Unsubscribe or adjust your email settings](#)

Nextdoor, Inc. 760 Market St., Suite 300, San Francisco, CA 94102

Adam Mengel

From: Rich [rich7253@aol.com]
Sent: Thursday, October 09, 2014 4:40 PM
To: Craig Coffey; Frank Meeker; Adam Mengel
Subject: Fwd: Salamander Hotel Vote by Scenic A1A Pride

followup

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

From: Nextdoor Ocean Hammock <reply@r.email.nextdoor.com>
To: rich7253 <rich7253@aol.com>
Sent: Thu, Oct 9, 2014 4:14 pm
Subject: Re: Salamander Hotel Vote by Scenic A1A Pride

 Jd Southmayd, Ocean Hammock

1. Parking problems from all the additional cars.
2. Congestion on the beach and the potential for the hotel's guests to take over Old Salt Park and push the local residents out.
3. Keeping the pristine nature of the Hammock from commercial development on the beach and concern this would open things up for more hotels in the Hammock.
4. Removal of green space to make parking spaces, particularly the 150 yard long stretch of trees and green space that is parallel to the 10th fairway on the Ocean Course where they want to put in a 150 space parking lot (and golf balls sailing into 16th Road is that green space is removed).
5. The addition to the existing traffic problems he have seen.

In my final comment I said it all came down to two positions: people like me who want to keep the Hammock as pristine as possible and live here in the environment that made us want to move here...and Salamander who wants to bring in tens of thousands of people to meetings and conferences so they can fill a hotel, sell food and booze, etc. without regard to the effect that would have on the day to day existence of the people who live here.

Original post by Jd Southmayd from Ocean Hammock (2 replies):

I was pleased to attend the meeting today where the Scenic A1A board overwhelmingly voted to oppose the Salamander hotel plans to replace the Lodge and send that objection to the Planning Board. I ...

Oct 9 in General to 3 neighborhoods

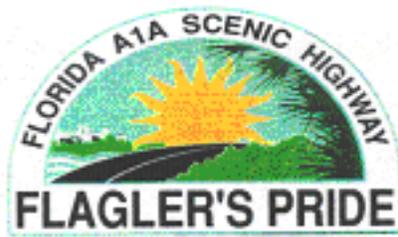
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This message is intended for rich7253@aol.com.
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Nextdoor, Inc. 760 Market St., Suite 300, San Francisco, CA 94102



October 9, 2014

Flagler County Planning and Development Board
c/o Gina Lemon (glemon@flaglercounty.org)
1769 E. Moody Blvd. Building 2, Suite 105
Bunnell, FL 32110

Re: Hammock Beach Resort New Lodge and Conference Facility
Project #: 2014080029, Application #: 2962

At the October 9, 2014 special meeting of Scenic A1A PRIDE the motion was made and approved by a 7 to 3 margin to provide the following statement to the Flagler County Planning Board and County Commission. Dissenting votes were cast by George Harnden, Carole McCleery, and Dennis Clark.

Whereas Scenic A1A PRIDE has been entrusted by the community to preserve and protect the "Old Florida" ambience of the Hammock area and to protect public beach access and the natural flora and fauna, therefore we cannot support the Salamander hotel project. The Board further moved and voted unanimously to add a list of concerns that included the following: the potential for traffic congestion at the public beach access and A1A and the lack of any current traffic study: overcrowding at this beach location that will deter from the public enjoyment of the county park: disturbance to dune wildlife and environment: loss of mature trees and vegetation: failure to manage turtle-hazardous lighting and lounge chair removal at night: building heights that will overshadow the beach and spoil the feeling of open space.

The Board then moved to rescind the action taken regarding the Salamander project at the regular September 26, 2014 meeting as it had been construed, incorrectly, as a vote of support. The motion passed unanimously.

Sincerely,

Anne Wilson, Chair
SCENIC A1A PRIDE

Cc: Flagler County Board of Commissioners - 1769 E Moody Blvd, Bldg 2 Bunnell, FL 32110
Craig Coffee - 1769 E Moody Blvd, Bldg 2 Bunnell, FL 32110 (cmayer@flaglercounty.org)
Prem Devadas (pdevadas@salamanderhotels.com)
Daniel Baker (dbaker@acpcommunities.com)
Tim Digby (tdigby@hammockbeach.com)

Promoting Rational Integration of Development & Environment
SCENIC A1A PRIDE - RIVER & SEA TRAIL
5750 N. OCEANSHORE BLVD, PALM COAST, FL 32137