

**APPLICATION #2962  
PUBLIC COMMENTS  
RECEIVED  
10-11-2014  
TO  
10-14-2014**

## Adam Mengel

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**From:** Gina Lemon  
**Sent:** Monday, October 13, 2014 11:45 AM  
**To:** Adam Mengel  
**Subject:** FW: Flagler County Planning Hearing - Resident input for application 2962

Mr. Mengle – I do not believe this email will make it to you. I've saved it to the public comments folder.

Gina

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**From:** John Bettencourt [<mailto:jvbetten1@aol.com>]  
**Sent:** Sunday, October 12, 2014 9:14 PM  
**To:** Gina Lemon  
**Cc:** Mike H; Jeff Southmayd; Dr. Lynne Bravo Rosewater; Ann Butler; Alma Nemrava; [amengle@flaglercounty.org](mailto:amengle@flaglercounty.org)  
**Subject:** Flagler County Planning Hearing - Resident input for application 2962

October 12, 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:

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

Hammock Beach Properties were in demand from 2003 - 2006. A key driver was Owner / Developer Sales assurances to all that Hammock Beach Club (HBC) parcel 35, would remain a buffer in perpetuity. Many bought HBC property on that premise, and call this beautiful place HOME.

Subsequently, the U.S. Economy was hit hard by recession. We worked with the Owner / Developer to help overcome 'tough times'. Club memberships and amenities, are now open to the public. In addition, the Owner built the North & South towers. (reference 'last opportunity to buy' video - NOPC 1) There was no pushback by HBC members.

The latest Developer/Owner proposal is worth an estimated ~\$50 M in real estate. The Owner 'Marketing plan' has changed for HBC plat 35 ....from a 'buffer of scenic land to be held in perpetuity' to the construction of a 198 room Hotel / Convention Center. (within a small beachfront acreage parcel)

On Tuesday, October 7 at the HCC forum, the Developer President categorized the 2011 NOPC 1 / Hammock Beach Club expansion proposal as follows .... “a land grab and I would have ruled against it as well”.

If Ocean Hammock residents waive the deed restriction rights on HBC plat 35, this opens expansion, possibly equalling NOPC 1 levels through time. Despite Developer assurances to limited HBC expansion, one has to question that intention based on the HBC parcel 35 controversy. Also, 'what IF' the property is sold by the Owner? Hammock Beach and A1A Residents are very concerned.....

The Owner/ Developer has other properties on Jungle Hut Road and A1A. Why don't they expand there?

Other Counties (Volusia) have a 'Hotel rooms' per beachfront acre metric, we believe Flagler County should have one as well. Expansion along A1A is inevitable and welcomed in responsible form.

We respect the rights of the Owner / Developer to make a reasonable profit at the Hammock Beach Club and for Flagler County to generate more tax revenues. However, Hammock Beach property owners ('pre-recession' ), now residents of Flagler County, ask that you respect our property rights. The net is.....since HBC parcel 35 is deed and plat restricted, this Hotel and Convention Center cannot be built. We believe NOPC 1 rulings support that statement.

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

Respectfully submitted,

John and Nancy Bettencourt

## Adam Mengel

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**From:** Craig Coffey  
**Sent:** Monday, October 13, 2014 7:55 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Application 2962 Amendment to the Ocean Hammock Golf Course

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**From:** Craig Coffey  
**Sent:** Monday, October 13, 2014 7:55 AM  
**To:** George Hanns  
**Subject:** RE: Application 2962 Amendment to the Ocean Hammock Golf Course

Commissioner Hanns, Thank you for forwarding Ms. Ellis email. We will include it in the record. Craig

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**From:** George Hanns  
**Sent:** Monday, October 13, 2014 7:36 AM  
**To:** Albert J. Hadeed; Craig Coffey  
**Subject:** FW: Application 2962 Amendment to the Ocean Hammock Golf Course

Is this true ?

geo

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**From:** Joy Ellis [s.joyce.ellis@gmail.com]  
**Sent:** Monday, October 13, 2014 7:34 AM  
**To:** Michael Boyd; Robert Dickinson; Thad Crowe; Michael Duggins; Laureen Kornel; Russell Reinke; Pam Richardson  
**Cc:** Adam Mengel; George Hanns; Charles Ericksen Jr.; Frank Meeker; Barbara S. Revels; Nate McLaughlin  
**Subject:** Application 2962 Amendment to the Ocean Hammock Golf Course

Flagler County Planning and Development Board

Re: Application #2962 - Amendment to the Ocean Hammock Golf Course and Northshore

Dear Development and Planning Board Member:

The application should be denied because the property was platted for recreation and according to the Plat Addendum, "This Plat is binding on the County, The Developer and its successors in title, and shall run with the land and bind all future owners"( Map Book 33, Page 11-18).

Historical context:

When the previous hotel proposal was being contested by a group of residents, Melissa Holland gave an historical perspective on the 33 acre parcel (Cluster 35) which is deed and plat restricted to golf courses (including associated or appropriate club facilities), open space, parks or, if approved by the County Commissions, other appropriate recreational usage."

She said that there was a 33-acre county park at the east end of Old Salt Road (16<sup>th</sup> Road) before the Ocean Hammock Community and golf course were developed. The developer negotiated a land swap with the county, so that the golf course could be built on both sides of 16<sup>th</sup> Road, and this parcel of land is where the current lodge is located and the proposed hotel would be located. Following are the primary provisions of the land swap:

- There would continue to be a county park at the end of 16<sup>th</sup> Road, but it would be much smaller, with parking for only 40 cars.
- The golf course would serve as a buffer between the ocean and the residential development; i.e., it would prevent Daytona Beach type development.
- The area previously occupied by park deed and plat restricted to prevent the type of development currently proposed.
- The current lodge was permitted, because it was considered to be an appropriate club facility. That said, it was sited to minimize the front facing the beach.

Observations on what has taken place:

- These county actions were good for the developer, and it significantly increased the county's property-tax base, but they were a huge takeaway from Flagler County residents who exchanged a 33-acre beachfront park for a small park with parking spaces for only 40 cars.
- The developer told the County that the lodge would be a private, members-only golf club with 20 guest rooms, that would not be open to the public.

- The current owner is now proposing a bigger hotel, and they are basically arguing that since a hotel is already permitted, then a bigger hotel should also be permitted.
- What's to prevent building another wing to the hotel with 200 or more rooms in the portion of the plat 35 located on the south side of 16<sup>th</sup> Road between the road and the 9<sup>th</sup> green of the golf course?
  - The current application proposes a new and improved Hammock House where the current halfway house is located on parcel 35 between the 9<sup>th</sup> green and the putting green. What's to prevent this larger facility from morphing into a larger hotel?

County's Comprehensive Management Plan – The recreation and open space elements of the county's comprehensive management plan contain provisions to increase recreation facilities as the population grows, to acquire environmentally sensitive lands, and to preserve the scenic A1A corridor.

The land swap, which occurred when Ocean Hammock was developed and the golf course was constructed, would probably not take place today, because it would be inconsistent with the County's Comprehensive Management Plan, and approving the proposed hotel would make matters worse relative to the following provisions of that plan:

- Increase parks as population grows (Objective 1) – Judge Alexander previously opined that those people occupying the proposed hotel would concentrate their beach recreation activities at Old Salt Park and this would impinge on the recreational use of the park and beach by the public. It would seem that the proposed hotel would have the same effect. Consequently, approving the hotel would have the effect of reducing rather than increasing public park space.
- Acquire environmentally sensitive lands program to protect, preserve or restore environmentally sensitive lands (Objective 2) – As part of the land swap, the County apparently sought to preserve the environmentally sensitive nature of this beach front property by severely restricting its development. The current deed restriction is consistent with the County's current management plan; approving the proposed hotel would seem to be inconsistent with its current plan and public policy.
- Preserve the natural, recreational, archaeological, and scenic resources of the A1A scenic highway (Objective 3) – 16<sup>th</sup> Road is part of the A1A corridor, and the management plan for the corridor emphasizes "context sensitive design" for any commercial development occurring within the corridor. Judge Alexander previously found that the then proposed hotel would be concentrated directly at the intersection of the beach and Old Salt Park and would impinge on the historic aesthetic beauty of the site by changing the pristine, rural character of the beachfront and park at Old Salt Park. It would seem that the proposed hotel would have the same effect.

Respectfully,

S. Joyce Ellis

## Adam Mengel

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**From:** SCrimm1023@aol.com  
**Sent:** Monday, October 13, 2014 8:33 AM  
**To:** coryi62@earthlink.com; Adam Mengel  
**Subject:** Fwd: Application #2962 Hammock Beach Club proposed development

Forwarding again. I had the wrong email address on the original email. Sorry.

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From: [SCrimm1023@aol.com](mailto:SCrimm1023@aol.com)  
To: [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org), [mboyd@bellsouth.net](mailto:mboyd@bellsouth.net), [crowet6@gmail.com](mailto:crowet6@gmail.com), [dickinsonci@aol.com](mailto:dickinsonci@aol.com),  
[coryi@earthlink.com](mailto:coryi@earthlink.com), [laureenkernel@hotmail.com](mailto:laureenkernel@hotmail.com), [rrreinke@aol.com](mailto:rrreinke@aol.com), [pam4houses@gmail.com](mailto:pam4houses@gmail.com)  
Sent: 10/13/2014 8:28:14 A.M. Eastern Daylight Time  
Subj: Application #2962 Hammock Beach Club proposed development

First of all, thanks for the work you do as a volunteer on the Planning and Development Board.

We bought our first lot in Hammock Beach in 2000 and have been a full time resident since 2003. Since then I have served on the OHPOA master association and several committees, the Hammock Beach Advisory Board of Governors and on the Board of the Villas at Hammock Beach condo association. Sherry is President of the Ocean Towers Condo Association and has been for several years.

Our permanent residence is in the Ocean Towers and is within 300' of the affected property. We support the new development and feel it is vital to continuing a quality club, improve our membership experience and increase our property values. It will also have a very positive impact on Flagler County.

Salamander is a first class hospitality group. In 2013 we visited their new resort in Middleburg, Va. and came away with high praise for the quality of the facilities, the food and beverage, the staff and the care they took to protect the environment.

Sherry and I served on the community committee that was formed when the project was just an idea. It included 12 members that represented every condo and homeowners association and the club members. Salamander listened to all of our input and made significant changes and improvements to the design that was submitted recently. This a quality and well thought out plan that should answer all the concerns you have about traffic, parking, the environmental impact, water, etc.

The club has been deteriorating for several years. The present lodge has water leaks, rotting wood and has had mold problems in the past. It is way beyond just fixing up. Plus the revenue needed to get this resort back to a 4 star facility can only be done with more rooms for attracting high quality convention groups. The spa, fitness center and restaurants are in dire need of remodeling and expansion.

This project has tremendous support in the community. Over 85% voted for it in a straw poll taken earlier in the year. There is a small, but very vocal group opposed to the development who have spread a lot of misinformation and scare tactics about the effects this development would have on the club and community. Their minds won't be changed no matter what is approved because they just don't want anything done. One very vocal resident is only worried about getting his tee time. He doesn't support the restaurants or member events because he thinks the food is terrible. We love the club, the restaurants, the staff and all the things offered at our little paradise.

It's a wonderful place to live and will only get better with the proposed development. We need this and appreciate your full consideration in approving this project.

John and Sherry Crimmins  
200 Ocean Crest Dr. Unit #644

## Adam Mengel

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**From:** Albert J. Hadeed  
**Sent:** Monday, October 13, 2014 12:36 PM  
**To:** Adam Mengel; Kate Stangle (kstangle@broadandcassel.com)  
**Subject:** FW: HCC is still working on Salamander statement

FYI

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**From:** Alma Nemrava [hammockcc@bellsouth.net]  
**Sent:** Monday, October 13, 2014 9:28 AM  
**To:** Albert J. Hadeed  
**Subject:** HCC is still working on Salamander statement

Al, HCC will not have a statement for Planning Board, but we will be at the meeting tomorrow.

Alma

## Adam Mengel

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**From:** Stephen Hatcher [stevehatcher@cfl.rr.com]  
**Sent:** Monday, October 13, 2014 2:50 PM  
**To:** Michael Boyd; dickinson Robert; Thad Crowe; Michael Duggins; Laureen Kornel; Russell Reinke; Pam Richardson  
**Cc:** Adam Mengel; George Hanns; Charles Ericksen Jr.; Frank Meeker  
**Subject:** Application 2962 Amendment to the Ocean Hammock Golf Course

Flagler County Planning and Development Board

Re: Application 2962 Amendment to the Ocean Hammock Golf Course

Dear Development Board Member:

Before the Ocean Hammock golf course was developed, the County and the original developer (Lowe's Corporation) engineered a land swap, so that the golf course could be built on both sides of 16th Road. As part of this agreement, the parcel where the current lodge is located was deed and plat restricted for golf course, open space, parks or other recreational used. Subsequently, the original developer proposed building a golf club house (the current lodge) complete with 20 guest rooms for non-residential members. The County approved construction of this facility, because a golf club house is integral to the operation of a golf course. However, the County required the developer to turn the narrow side of the building towards the ocean, so that it would minimize the adverse effect it would have on the natural nature of the local environment.

The developer never operated the lodge as a golf clubhouse restricted to members. Instead, it has always been operated as a hotel, and the original developer tried to integrate it into the operations of the old Palm Coast Resort which was also owned by the developer.

Subsequently, the golf course and lodge were sold to Centex, which in turn sold them to Ginn Corporation. Ginn operated the lodge as a hotel tied into the operation of his Hammock Beach Resort, which is a "condotel", until Lupert-Adler took over the property as a result of legal proceedings against Ginn. Thus, the lodge has never been operated as the club house approved by the county, and the current owner now asks the County to compound the felony 20 times over by approving a 200 room hotel on land which is deed and plat restricted from this action. Further, if this action is approved, the developer will probably be back in several years requesting approval to build another 200 room addition to the proposed hotel on the south side of 16th Road. This would bring the total rooms to 400 rooms, which is the number sought in the previously denied request for rezoning.

Approving the proposed hotel would also seem to be counter to the following elements of the County's Comprehensive Management Plan:

- Increase parks as population grows - a significantly larger lodge would dwarf Old Salt Park; twenty times more people would further limit beach access and availability for local residents.
- Acquire environmentally sensitive lands - nothing is more sensitive than the beach. Turtle Patrol members complain of debris and light from the current lodge; a significantly larger lodge would make matters worse.
- Preserve the A1A scenic highway - the owners propose to put a parking lot along 16th Road which is part of the A1A corridor. One of the objectives of the Scenic A1A program is to prevent parking next to the roadway. It would seem that the proposed parking lot violates this objective. Further, the initial agreement for the land swap provided that parking would not be permitted on the 16th Road right of way.

Ginn Corporation, its sales staff, and other realtors have repeatedly told prospective buyers of condominiums in the Hammock Beach Club and homes within the community about the deed and plat restriction. Luper-Adler was the funding source for Ginn's development. They were integral to Ginn's acquisition of the golf course. They should be bound by Ginn's commitments now that they own the property.

Respectfully submitted,

Steve Hatcher

## Adam Mengel

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**From:** Albert J. Hadeed  
**Sent:** Monday, October 13, 2014 6:21 PM  
**To:** Adam Mengel  
**Subject:** Fwd: Application 2962 Amendment to the Ocean Hammock Golf Course

Thank you

Begin forwarded message:

**From:** George Hanns <[ghanns@flaglercounty.org](mailto:ghanns@flaglercounty.org)>  
**Date:** October 13, 2014 at 3:12:04 PM EDT  
**To:** Stephen Hatcher <[stevhatcher@cfl.rr.com](mailto:stevhatcher@cfl.rr.com)>, "Albert J. Hadeed" <[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org)>  
**Subject: RE: Application 2962 Amendment to the Ocean Hammock Golf Course**

Stephen,

This will be discussed at the Flagler County Planning Board meeting tomorrow night, you may attend and discuss your concerns.

George Hanns  
Oct13,2014

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From: Stephen Hatcher [[stevhatcher@cfl.rr.com](mailto:stevhatcher@cfl.rr.com)]  
Sent: Monday, October 13, 2014 2:49 PM  
To: Michael Boyd; dickinson Robert; Thad Crowe; Michael Duggins; Laureen Kornel; Russell Reinke; Pam Richardson  
Cc: Adam Mengel; George Hanns; Charles Ericksen Jr.; Frank Meeker  
Subject: Application 2962 Amendment to the Ocean Hammock Golf Course

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Respectfully submitted,

Steve Hatcher

## Adam Mengel

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**From:** Albert J. Hadeed  
**Sent:** Monday, October 13, 2014 6:20 PM  
**To:** Adam Mengel  
**Subject:** Fwd: Application 2962 Amendment to the Ocean Hammock Golf Course

Begin forwarded message:

**From:** George Hanns <[ghanns@flaglercounty.org](mailto:ghanns@flaglercounty.org)>  
**Date:** October 13, 2014 at 3:16:42 PM EDT  
**To:** Joy Ellis <[s.joyce.ellis@gmail.com](mailto:s.joyce.ellis@gmail.com)>, "Albert J. Hadeed" <[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org)>  
**Subject:** **RE: Application 2962 Amendment to the Ocean Hammock Golf Course**

Joy,  
You may wish to attend the Flagler County Planning Board Meeting tomorrow eve at the County GSB.  
You can express your concerns at that time.

George Hanns  
Oct 13,2014

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From: Joy Ellis [[s.joyce.ellis@gmail.com](mailto:s.joyce.ellis@gmail.com)]  
Sent: Monday, October 13, 2014 7:34 AM  
To: Michael Boyd; Robert Dickinson; Thad Crowe; Michael Duggins; Lauren Kornel; Russell Reinke; Pam Richardson  
Cc: Adam Mengel; George Hanns; Charles Ericksen Jr.; Frank Meeker; Barbara S. Revels; Nate McLaughlin  
Subject: Application 2962 Amendment to the Ocean Hammock Golf Course

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Re: Application #2962 - Amendment to the Ocean Hammock Golf Course and Northshore

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Historical context:

When the previous hotel proposal was being contested by a group of residents, Melissa Holland gave an historical perspective on the 33 acre parcel (Cluster 35) which is deed and plat restricted to golf courses (including associated or appropriate club facilities), open space, parks or, if

approved by the County Commissions, other appropriate recreational usage.”

She said that there was a 33-acre county park at the east end of Old Salt Road (16th Road) before the Ocean Hammock Community and golf course were developed. The developer negotiated a land swap with the county, so that the golf course could be built on both sides of 16th Road, and this parcel of land is where the current lodge is located and the proposed hotel would be located. Following are the primary provisions of the land swap:

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Observations on what has taken place:

- \* These county actions were good for the developer, and it significantly increased the county’s property-tax base, but they were a huge takeaway from Flagler County residents who exchanged a 33-acre beachfront park for a small park with parking spaces for only 40 cars.
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- \* What’s to prevent building another wing to the hotel with 200 or more rooms in the portion of the plat 35 located on the south side of 16th Road between the road and the 9th green of the golf course?
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- \* Increase parks as population grows (Objective 1) – Judge Alexander previously opined that those people occupying the proposed hotel would concentrate their beach recreation activities at Old Salt Park and this would impinge on the recreational use of the park and beach by the public.

It would seem that the proposed hotel would have the same effect. Consequently, approving the hotel would have the effect of reducing rather than increasing public park space.

\* Acquire environmentally sensitive lands program to protect, preserve or restore environmentally sensitive lands (Objective 2) – As part of the land swap, the County apparently sought to preserve the environmentally sensitive nature of this beach front property by severely restricting its development. The current deed restriction is consistent with the County’s current management plan; approving the proposed hotel would seem to be inconsistent with its current plan and public policy.

\* Preserve the natural, recreational, archaeological, and scenic resources of the A1A scenic highway (Objective 3) – 16th Road is part of the A1A corridor, and the management plan for the corridor emphasizes “context sensitive design” for any commercial development occurring within the corridor. Judge Alexander previously found that the then proposed hotel would be concentrated directly at the intersection of the beach and Old Salt Park and would impinge on the historic aesthetic beauty of the site by changing the pristine, rural character of the beachfront and park at Old Salt Park. It would seem that the proposed hotel would have the same effect.

Respectfully,

S. Joyce Ellis

## Adam Mengel

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**From:** hadeedlaw@cfl.rr.com  
**Sent:** Monday, October 13, 2014 5:56 PM  
**To:** Alma Nemrava  
**Subject:** Re: HCC is still working on Salamander statement

Alma -- That is certainly fine but just be aware that I will not be representing the Planning Board tomorrow night. On these quasi-judicial matters, I represent the BCC while another lawyer represents the Planning Board.

----- Alma Nemrava <[hammockcc@bellsouth.net](mailto:hammockcc@bellsouth.net)> wrote:  
> Al, HCC will not have a statement for Planning Board, but we will be at the meeting  
tomorrow.  
>  
> Alma

## Adam Mengel

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**From:** W Carl Jorden [jorden6@bellsouth.net]  
**Sent:** Tuesday, October 14, 2014 1:10 AM  
**To:** Adam Mengel  
**Subject:** Ocean Hammock Golf Course Lodge PUD SDP

Dear Mr. Mengel,

Unfortunately, due to a previous commitment, we cannot be at the Planning and Development Board meeting October 14. Please accept our comments for the record.

As a couple who owns property and recently built our home on 16th Rd E between A1A and Old Salt Park, we strongly oppose the Ocean Hammock Golf Course Lodge PUD SDP Application #2962. Our property is located in an unincorporated part of Flagler County, not associated with the Hammock Dunes CCD. Despite the developers claim to involve "other property owners in our community" as stated in The Club at Hammock Beach Proposal for New Lodge, there has been no outreach to those of us along 16th Rd E. I have contacted several of my neighbors and none of us were solicited for input nor provided any information regarding this flawed proposal. It is obvious that this developer, like those that have preceded, views the Hammock as economic opportunity to be exploited at the cost and quality of life of those who live there.

We found it ironic in the Conceptual Drawing on pg 4 of Tab 4 that Old Salt Park is not depicted. For us, the park is a part of our daily existence and we see it as no small oversight by a careless artist, signed off on by an inattentive supervisor. Rather it is indicative of the lack of understanding of our community, its history and our way of life. In reviewing all the documents provided on-line, I failed to see anything the developer projected that would make our our lives better. 16th Road E will not change, there will be much more traffic back and forth to the resort. Old Salt Park is not larger, there will be more people crowding onto the beach. The facilities are not bigger, they will be more crowded. No additional parking area plus a loading area, the battle for parking will be increased. To top it off, the view from the beach will now include a large hotel.

Their proposal, as presented, seems to be contrary to two of the Guiding Principles from the Flagler County Comprehensive Plan 2010-2035. "Issue 4. Family Friendly Environment. ~Enhancement of recreational opportunities by preserving natural areas for outdoor pursuits and developing parks and a regional trail system.... Issue 7. ~Preserving and retaining ocean views, beaches, public beach access, and parks. ~Promoting dune protection and pursuing other means to prevent and mitigate beach erosion. ~ Maintaining the Scenic A1A Highway and the beachfront character through design guidelines and other development regulations that minimize visual impacts." If their plan is accepted, recreational opportunities will decrease as Old Salt Park is crowded with more people while the park size remains the same and the beachfront character being adopted is that of another commercially driven, tourist centered Florida beach community.

We could try to outline our opposition to this proposal citing numerous historical examples and documents but will keep it short and simple. This proposal is being sold strictly as an economic issue making only the promises and compromises the developers feel are required to generate a majority of support. They tout more tax revenue for the county, more jobs for the community and long term higher property values for Club members. But these promises come with a very real cost to those of us who purchased land, built and moved here because of the unique rural character of the beach (as mentioned in finding of fact 44 by ALJ Alexander in Dec 2010). Our relatively quiet yet vibrant beach area becomes a non-stop construction zone for several years, and when the dust settles, for all intensive purposes, Old Salt Park is gone as the drawing depicted, overshadowed by a hotel and all the traffic and transient people it brings.

The developers continue to think there is a tipping point at which they can convince the BCC that we need to be another convention/tourist destination because of the money. Please help us maintain the unique rural character of our beach that sets us apart from the commercialized beachfront communities and reject this proposal.

Thank you for your time, energy and efforts.

Sincerely, Carl and Kathie Jorden

## Adam Mengel

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**From:** Dr. Lynne Bravo Rosewater [lynnerosewater@me.com]  
**Sent:** Tuesday, October 14, 2014 2:13 PM  
**To:** Adam Mengel  
**Subject:** Statement from Board of Directors of Phase 1 Building Opposing Salamander Proposal

Please post on website

My name is Dr. Lynne Bravo Rosewater, a resident of the Phase 1 building at Hammock Beach (the Big House) and the liaison from the Board of Directors to the Flagler County Commissioners about the proposed Salamander/Lubert/Adler proposed hotel. Our board and a majority of our residents are opposed to this proposal. Our lawyer, Michael Chiumento, hopefully will represent us tonight.

First and foremost this land is "Plat restricted in perpetuity" for "golf and recreation," a position affirmed by Administrative Judge D. R. Alexander who, on April 6, 2010, ruled that the Ocean Hammock Golf Course "**is now platted and restricted in perpetuity for golf course purposes only.**" This ruling was The Governor Scott's executive committee (FLAWAC) later affirmed this ruling.

In a letter from Adam Mengel, to the Phase I Board Members (Phil Pate, Bob Corliss and Sylvia Whitehouse), dated July 1, 2014, Mr. Mengel stated "Both the recorded plat (Map 33, pages 11-18. Public Records of Flagler County, Florida) and the Plat Addendum for the Ocean Hammock Golf Course (official Records Book 786, Page 824 establish the plat-related conditions for development. *An applicant would demonstrate compliance with these, together with the Flagler County Land Development Code, at the time of application.*" **How has Salamander/Lubert/Adler shown compliance?**

Secondly, Prem Devedas states that the Lodge is already a hotel and all he is asking for is a bigger version of the present Lodge. However, the Lodge was never approved as a hotel. Original members of the Ocean Hammock Golf Course have stated that the twenty-one rooms granted to the Lodge were a special exemption for out-of-town golf members. Thanks to the help of Carl Laundrie, I'm enclosing the original document, dated July 11, 2001, labeling these rooms as "golf suites." The current Lodge has 75,000 square feet of total space of which only 6300 square feet comprises the private golf suites, only 3.6 percent of the total square footage of the entire Lodge The new hotel proposal with 198 rooms at 450 square feet each is a total of 89,100 square feet or 52.1 percent of the total square footage of the entire structure. The Lodge was intended as a private clubhouse; the proposed new hotel is clearly not.

Thirdly, the issue of keeping the proposed new hotel the same height as the current Lodge fails to show that the height is comprised small peaked roof. The 710,000 square feet of space comprises two buildings, one of which

is five stories high and will eliminate and dominate much of the green space surrounding the golf course. The proposed new hotel is ten times large than the current Lodge.

The Flagler County Commissioners in exchange for beachfront property at Malacompra gave twenty-five acres of beachfront property to Bobby Ginn as head of Lowe'. The plat restriction was a way of ensuring that the golf course would always be a buffer to the beach. Old Salt Park was originally 33 acres and was greatly reduced to accommodate the building of the golf course.

Old Salt Park is a public access beach. All of the other beaches in the Hammock (Vern Park, Jungle Hut, Malacompra Park and Hammock Beach Estates) are small with no imposing buildings by the beach. Adding a hotel (consisting of two concrete buildings wrapped by a glass building) ten times the size of the Lodge will overwhelm the public beach. In addition an addition 400 out-of-town guests will over crowd the public for whom the beach was intended.

Taking over payment of the Ocean Hammock Homeowners Board of Directors for 16<sup>th</sup>'s Road upkeep does not entitle Salamander/Lubert/Adler to reconfigure 16<sup>th</sup> Road. This road is a county road, not a private road for the benefit of Hammock Beach. The current plans call for removal of a triangular treed island that keeps with the rural nature of the Hammock.

Our barrier island is called the Hammock because of its beautiful trees. The value of the natural beauty of the Hammock will be severely impaired by the proposed parking for the new hotel. Currently there are developed growth of trees and plants on the land on the west side of the golf parking lot and the north side of the parking lot. **ALL OF THESE TREES** will be eliminated to add the additional 85 spaces to the existing parking lot, which is comprised of 166 parking spaces. Salamander/Lubert/Adler is also counting these 166 parking spaces (approved for the golf course parking) as parking spaces for the new hotel. Therefore they are "double dipping," because they can't have two cars parked in the same space.

The total square footage of green space to be removed is 15,014 square feet. The proposed replacement of these trees covers 3632. **That is a net loss of 11, 382 square feet of treed space.** That is a devastating impact to the "conservation of natural surroundings." There are 28 Scrub Oak in the trees to be removed and these oaks are not in areas "used as a roadway, clubhouse or that would the use of land for golf" (Section 9 of the Ocean Hammock Golf Course PUD).

Even worse is the "provisional parking" on the south side of 16<sup>th</sup> Road which will place 118 parking spots, removing many mature developed trees that form a barrier between the road and the golf course. Trees will be removed both from the golf course side (north) and from the south side of the street, ruining what is a gorgeous solid barrier, an even more egregious impact to the "conservation of our natural surroundings." **But even more significantly, the addendum to the golf course plans in 2001 not only contains the "perpetual" limitations on uses, but also states "parking in other areas of the 16<sup>th</sup> Road-Right-Of-Way outside of the Park (Old Salt Park) shall be prohibited."**

## Adam Mengel

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**From:** Rebecca DeLorenzo [RDeLorenzo@flaglerchamber.org]  
**Sent:** Tuesday, October 14, 2014 2:45 PM  
**To:** Adam Mengel  
**Subject:** Letter of Support for HBR  
**Attachments:** Hammock Beach Letter of Support .docx

Hi Adam -

Please see attached letter of support from the Chamber in regards to the Hammock Beach Resort expansion project.

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Rebecca DeLorenzo, CAE  
President & CEO  
Flagler Chamber of Commerce  
20 Airport Road, Suite C  
Palm Coast, Florida 32164

Direct Line: 386.206.0951



October 14, 2014

Mr. Adam Mengel  
Director of Planning and Zoning  
Flagler County  
1769 E Moody Blvd.  
Bunnell, FL 32110

Dear Mr. Mengel :

On behalf of the Flagler County Chamber of Commerce Board of Directors, we are writing to you to share our support of the proposed plans for renovation and expansion of the Hammock Beach Resort. We believe the plans presented to you represent an excellent balance of a strong capital investment into our community (estimated at \$72 million dollars) that will attract thousands of visitors and conferences that make more people aware of the great things Flagler County has to offer; inject a significant future financial impact on our community both in terms of job creation and revenue; while preserving and actually enhancing the natural beauty in that area.

Additionally, we believe there are a number of other key factors that should be considered as part of your approval for this project:

- The community involvement in the design and planning stages by the executive management team of Hammock Beach Resort. The team has been transparent about their plans, and has incorporated feedback from members of a wide range of community organizations and residents/members in the community itself.
- The potential domino effect the project will have on our community, as the resort is able to attract larger conferences and professional organizational meetings. This may encourage those participants to return to Flagler County on their personal vacations, to potentially purchase homes, and relocate their businesses to the area.
- Projected revenue generation of \$3,880,427 in county taxes between 2017 and 2021, and \$55,144,457 in incremental spending outside of the resort during that same timeframe.
- The plan's appealing architectural style complements the overall community well, without exceeding the height of the existing "Lodge" structure. In addition, enhanced landscaping and improved parking will be more than sufficient to meet the needs of the facilities on property and its visitors/residents/community members.

Thank you again for considering the proposed renovations and expansion of the Hammock Beach Resort, and we hope you will support this expansion as our community continues to improve, enhance, and leverage our natural strengths unlike any other on the East Coast of Florida.

Sincerely,

David Fowler

Rebecca DeLorenzo

Chairman  
Flagler County Chamber of Commerce

President  
Flagler County Chamber of Commerce