

Adam Mengel

From: Joy Ellis [joyellis@cfl.rr.com]
Sent: Thursday, November 13, 2014 7:02 AM
To: Adam Mengel
Subject: Application 2962

Mr. Mengel,

I should have realized that County offices were closed on Veterans' Day. Thanks for your prompt reply.

1. What are submittal deadlines for the December 9 Planning and Development Board meeting?
2. Is the staff report for Application 2962 available for the Public to see? Can I access it online? If not, can you forward a copy of the report?
3. When will the staff report for Application 2962 be available?

If you prefer that I ask these questions of someone else, I would be glad to save your time.

Joy Ellis

Adam Mengel

From: Adam Mengel
Sent: Thursday, November 13, 2014 8:26 AM
To: 'Joy Ellis'
Subject: RE: Application 2962

Hi Ms. Ellis:

As an application in progress, the deadline for receipt of additional information from an applicant is not set, but is typically no less than three weeks before the hearing; this is for supplemental information or any revisions and gives sufficient time for staff circulation and review/comment prior to preparing the staff report and publishing the agenda packet. The staff report for Application #2962 for the December 9th meeting has not been prepared. As you know, we had our November Planning and Development Board meeting last night. We will now wrap-up items from last night's meeting and begin preparing the agenda for the December meeting. Our goal with publishing the agenda packet -- and the staff reports for each application that make up the agenda packet -- is to publish a minimum of one week before the meeting. We will again attempt to meet this delivery date.

I hope this answers your questions and please contact me if I can be of additional assistance.

Thank you,

Adam

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

From: Joy Ellis [<mailto:joyellis@cfl.rr.com>]
Sent: Thursday, November 13, 2014 7:02 AM
To: Adam Mengel
Subject: Application 2962

Mr. Mengel,

I should have realized that County offices were closed on Veterans' Day. Thanks for your prompt reply.

1. What are submittal deadlines for the December 9 Planning and Development Board meeting?
2. Is the staff report for Application 2962 available for the Public to see? Can I access it online? If not, can you forward a copy of the report?
3. When will the staff report for Application 2962 be available?

If you prefer that I ask these questions of someone else, I would be glad to save your time.

Joy Ellis

Adam Mengel

From: Joy Ellis [joyellis@cfl.rr.com]
Sent: Thursday, November 13, 2014 8:55 AM
To: Adam Mengel
Subject: Re: Application 2962

May I have the staff report from the last presentation to the Planning and Development Board?

Adam Mengel

From: Adam Mengel
Sent: Thursday, November 13, 2014 9:02 AM
To: 'Joy Ellis'
Subject: RE: Application 2962
Attachments: #2962 Staff Report.pdf

Hi Ms. Ellis:

Yes, it can be linked from the Ocean Hammock Lodge page off of the County's main webpage, or from the Planning and Development Board's agenda pages. Here is the sublink that takes you to the agenda backup: <http://fl-flaglercounty.civicplus.com/ArchiveCenter/ViewFile/Item/3902>. I have also attached the staff report separately since the link with the backup from the agenda packet is a large pdf file and takes a long time to load.

Thank you,

Adam

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

From: Joy Ellis [<mailto:joyellis@cfl.rr.com>]
Sent: Thursday, November 13, 2014 8:55 AM
To: Adam Mengel
Subject: Re: Application 2962

May I have the staff report from the last presentation to the Planning and Development Board?

**Flagler County Government
Planning and Zoning Department
Staff Report**

TO: Chairperson and Planning Board Members

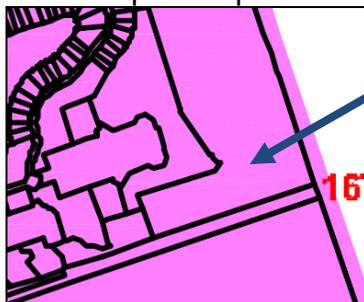
FROM: Planning and Zoning Department

DATE: October 14, 2014

SUBJECT: Application #2962, Site Development Plan (SDP) Review in a Planned Unit Development (PUD)

- I. Requested Action & Purpose:** The request is for approval of a **Site Development Plan Review** in the Planned Unit Development (PUD) District for the Lodge and conference facilities at the Hammock Beach Resort.
- II. Location and Legal Description:** Parcel #04-11-31-3605-000C0-0000 and 04-11-31-2984-00GC0-0000; Project area is approximately 10.2 acres.
- III. Owners and Applicant/Agent:**
- **Owners:** LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC
 - **Applicant:** Salamander Hospitality, LLC
- IV. Existing Zoning and Land Use Classification:**
- **Zoning:** PUD (Planned Unit Development) District
 - **Land Use:** Mixed Use: Low Intensity, Low/Medium Density
- V. Future Land Use Map Classification/Zoning of Surrounding Land:**
- **North:** Mixed Use: Low Intensity/PUD zoning
 - **East:** Atlantic Ocean
 - **South:** 16th Road right-of-way and Old Salt Park; Mixed Use: Low Intensity/PUD zoning
 - **West:** Mixed Use: Low Intensity/PUD zoning

FLUM Map excerpt:

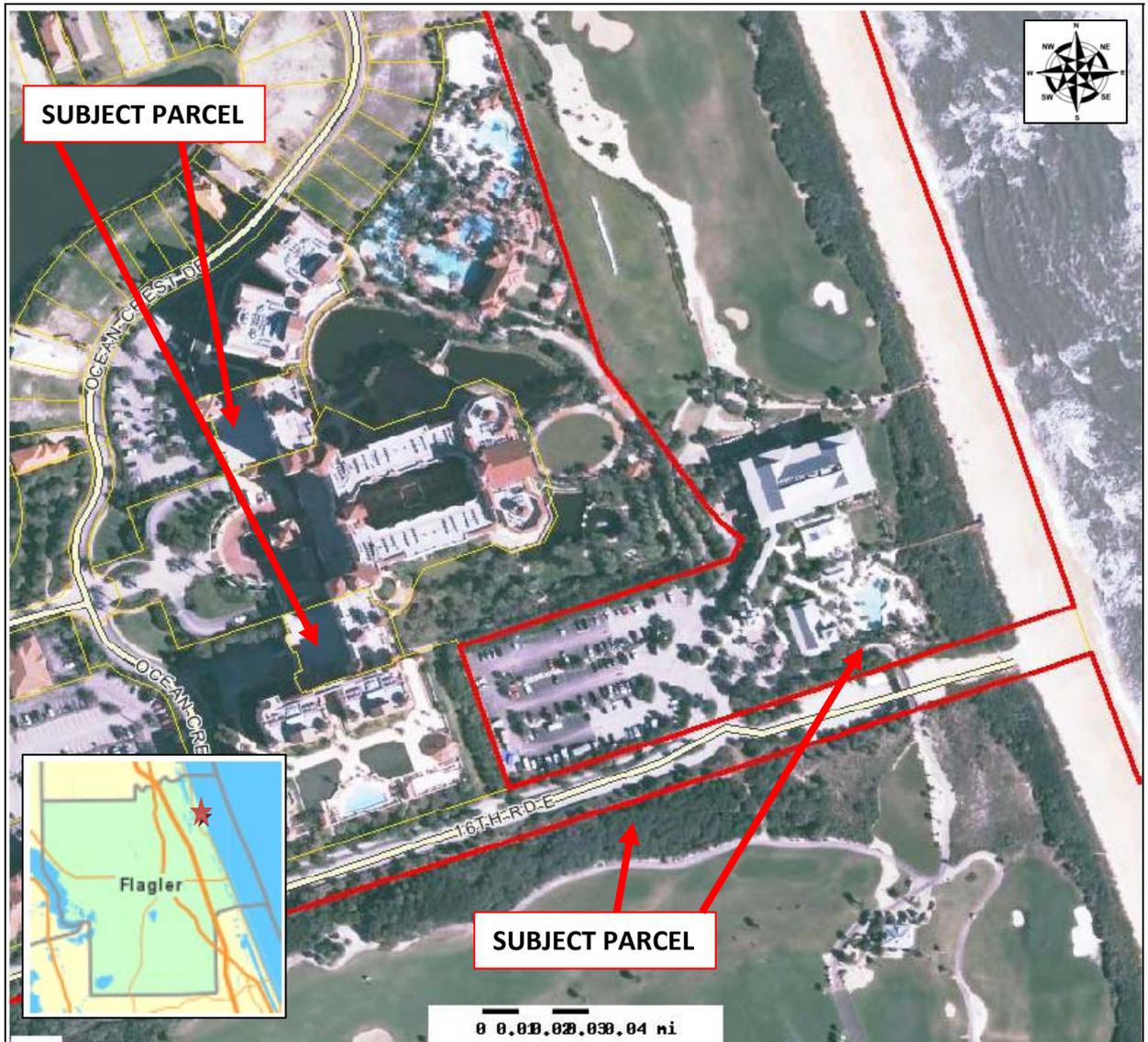


Zoning Map excerpt:



SUBJECT PARCEL

The subject parcel (source: 2014 Property Appraiser aerial):



- VI. **Land Development Code Sections Affected:** Land Development Code 2.04.04: “The Planning Board shall review and act upon applications for development review pursuant to the County Land Development Code and other applicable county ordinances.”
- VII. **Report in Brief:** On August 27, 2014, Salamander Hospitality, LLC, on behalf of the parcel owners, LRA Hammock Beach Ocean, LLC, and LRA NOHI, LLC, submitted an application for Site Development Plan Review in a PUD for improvement and renovation of approximately 8.8 acres of land area within the Hammock Beach Resort, including the Lodge and expanded conference facilities.

The portion of the proposal concerning the Lodge facility is approximately 8.0 acres in size and is within Parcels F, H, and BLP5 of the Ocean Hammock Golf Course Plat (Map Book 33, Page 11, Official Records of Flagler County, Florida) and Parcels 3 and C of the Northshore Plat Five Plat (Map Book 32, Page 38, Public Records of Flagler County, Florida). The expanded conference facilities are located within Parcels 2 and 4 of Northshore Plat Five and consist of approximately 0.8 acres. Also included within the scope of the request is 1.5 acres of 16th Road right-of-way. Both the Ocean Hammock Golf Course Plat and Northshore Plat Five were approved by the Board of County Commissioners with plat addenda (recorded at Official Records Book 786, Page 824 and Book 733, Page 486, Public Records of Flagler County, Florida, respectively), a legal instrument akin to our PUD development agreements used today, but closely aligned through the Land Development Code to each respective recorded plat.

For record purposes, the applicant's initial submittal consisted of:

- an introductory letter and application form;
- application fee payment;
- pre-application outreach, including:
 - conceptual renderings
 - new lodge proposal
 - outreach correspondence and PowerPoint presentations
 - summary of meeting polling results
- conceptual drawings, including an illustrative site plan, renderings, and building elevations
- a narrative describing the basis of the design and development criteria
- Site Development Plan submittals
- Warranty Deeds

The proposal specifically includes:

- demolition of the existing Lodge building
- replacement of the Lodge building with two buildings, each with a similar (although somewhat larger) footprint and overall roof height not to exceed the limits of the existing Lodge building
- construction of a portico linking the two buildings to the west
- new pool and amenity facilities in between both buildings
- total capacity of the new Lodge facilities to be 198 hotel rooms, each 450 square feet in size, along with a new Atlantic Grille restaurant, Club member facilities, a golf shop and beach shop, and new ballrooms and breakout meeting rooms, while continuing to serve as the Ocean Course gold clubhouse
- expansion of the existing Atlantic and Ocean Ballrooms to the west of the tower buildings, connecting to the One Bedrooms at Hammock Beach Condominium Association buildings and the Ocean Towers Condominium Association buildings

- new overflow parking facilities, located along the south portion of 16th Road
- general improvements, including new landscaping and entry feature improvements within and adjoining the 16th Road right-of-way

VIII. Staff Analysis: As the proposal impacts the recorded plats, the majority (5.7 acres) of the development is proposed for Parcel H of the Ocean Hammock Golf Course Plat, which includes the new Lodge construction. The project extends into Parcel C (1.2 acres) of Northshore Plat Five and Parcels F and BLP5 (1.1 acres) of the Ocean Hammock Golf Course Plat.

As the sole owners of the respective parcels proposed for redevelopment under this proposal, the owners are legally recognized to request modification to the plat and the plat addendum, subject to Board of County Commissioners approval. The applicant asserts, through their interpretation of the Ocean Hammock Golf Course Plat Addendum, that the new Lodge proposal is consistent with the restriction on the use of the golf course parcel:

“6.0 Golf Course Parcel Restrictions

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

The context of this language is singular to the Ocean Hammock Golf Course plat. This addendum was intended to accompany the recorded Ocean Hammock Golf Course Plat and provide additional development standards and restrictions upon its use separate from any language included within the Hammock Dunes Development of Regional Impact (DRI) Development Order (D.O.) or other land development regulation of the County. The restriction is over the use of the land within the golf course plat and its restriction for golf purposes, not for additional residential development. Arguably, the approval of the Lodge within the limits of the golf course plat by the Board of County Commissioners in 2001 set the precedent for a hotel use at this location as a golf-related amenity. Staff concurs with the applicant’s interpretation of the restriction text, that the use of this parcel for a transient hotel had been previously established by the Board of County Commissioners. It is recognized that 198 hotel rooms far exceed the number of rooms previously approved as part of the Lodge facility; however, the use had been previously recognized by the Board in 2001 as appropriate at this location and the new Lodge facility will retain its link to the Ocean Hammock course through the clubhouse facilities and recreational Club member amenities to continue to be housed within the facility.

Recognition of the expansion of the Lodge use to 198 hotel rooms is addressed through the combination of regulatory guidance accumulated over the last several years. First, the conclusion of the 2009 Notice of Proposed Change

(NOPC) to the DRI D.O. resulted in a finding that the requested 561 dwelling units were not vested, as provided in the April 6, 2011 Recommended Order from Administrative Law Judge D.R. Alexander. Likewise, the Florida Land and Water Adjudicatory Commission in their August 4, 2011 Final Order and denied the then applicants' attempt to create a new Cluster 35 on 12 acres of Ocean Hammock Golf Course land within the Hammock Dunes DRI. Subsequently, the County, working with the original master developer, Admiral, and various entities of ITT, entered into an Essentially Build-Out Agreement (EBOA) to close out the Hammock Dunes DRI and, among other things, release Admiral and ITT from any remaining obligations. However, Section 12.d. of the EBOA specifically recognized that while development of the 561 units had been determined "not to be legally vested," that a process had been established through EBOA Section 3.b. to provide for subsequent future development reviews. The requested amendment to the respective PUD site development plans is a process permitted by the EBOA and is not preempted by either the NOPC Recommended Order or Final Order. Further, the EBOA notes, at Section 12.e., that:

"...all transportation, off-site stormwater, school, park, public safety and solid waste concurrency for such development to a maximum of 561 equivalent residential units (which may include hotel room units) shall be deemed satisfied by the terms of this Agreement."

Concurrency, inclusive of transportation impacts, had been determined to have been met through the EBOA to include hotel room units, and up to a total of 561 units. Since the instant request is for 198 hotel rooms, the only conclusion that can be made is that the EBOA vested concurrency for the 198 hotel rooms. In fact, additional capacity for 363 equivalent residential units remains following this request, if ultimately approved by the Board of County Commissioners.

What remains for consideration by the Planning and Development Board and the Board of County Commissioners then, absent plat-related limitations, or those related to the close-out of the Hammock Dunes DRI through the EBOA, is the site specific considerations of the requested amendment to the two respective PUD site development plans.

Access

Access to the new Lodge facility will continue to be provided through an access point off of 16th Road, a two-lane undivided County-maintained right-of-way terminating at the Atlantic Ocean. New driveways are proposed and would be permitted through established right-of-way permit processes.

Dune Crossovers

The relocation of the golf cart path from the west side of the Lodge to the east side of the new Lodge will require construction of dune crossovers, likely located seaward of the Coastal Construction Control Line (CCCL) as regulated by the Florida Department of Environmental Protection (FDEP). The County intends

that dune impacts be kept to a minimum and that whenever possible cart paths be surfaced with crushed coquina shell or other natural material. In proximity to the toe of the primary dune, the County will defer to the permitting authority of FDEP in determining the extent of dune encroachment and permitted surface materials.

Height

The new Lodge buildings are proposed to be limited to 76 feet NGVD, while the expanded ballroom facilities are to be limited to 71 feet NGVD. In both instances the applicant has stated that these measurements are the extent of the existing rooflines.

Landscaping

Landscaping is provided on Sheet L-1 of the plan set and includes a variety of native, salt-tolerant plant types. The tree count proposed far exceeds the requirements of Article V of the LDC.

Parking

The project provides for an additional 240 off-street parking spaces, 50 to be provided in a parking structure beneath the south Lodge building and accessed directly from 16th Road and 180 at-grade parking spaces, inclusive of 98 parking spaces identified as provisional spaces located south of 16th Road and adjoining the golf course generally within Parcel BLP5. One of the considerations afforded a PUD developer is flexibility in design and similar flexibility in the application of minimum standards, like off-street parking. The applicant has continually demonstrated that sufficient off-street parking exists for a resort-type development with significant daily internal trip capture. The challenge remains accommodation of day visitors, likely to be predominantly composed of the general public visiting the Atlantic Grille, Club members and employees, who seek out convenient parking in close proximity to their destination. The parking configuration in the location and quantities proposed by the applicant will require aggressive, on-going enforcement to ensure that adequate parking spaces remain available for resort guests while not inconveniencing residents or Club members.

Restrictive Covenant

The applicant has proposed a restrictive covenant to be placed over the golf course plat with the intent of providing clarity – and finality – to the proposed new Lodge development.

Utilities

Initial correspondence with the Dunes Community Development District indicates availability of potable water and sanitary sewer service to serve the proposed new Lodge development. Ultimately, demonstration of availability of service for immediate connection will be required prior to building permit issuance.

Scenic A1A PRIDE Committee review

The Scenic A1A PRIDE Committee initially reviewed the proposal at their September 26, 2014 regular meeting with an initial recommendation in favor of the request (provided verbally, but not in writing), then in a special called meeting on October 9, 2014, formally amended their position to not support the project and added a list of concerns:

- “the potential for traffic congestion at the public beach access and A1A and the lack of any current traffic study [the latest traffic study was completed in December 2011 – less than three years ago – in support of the EBOA];
- overcrowding at this beach location 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; and
- building heights that will overshadow the beach and spoil the feeling of open space.”

TRC review

Staff presented the applicant with comments as part of the September 17, 2014 Technical Review Committee meeting; as of the date of this report, all staff comments have been satisfactorily addressed.

- IX. Staff Recommendation:** Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners, approval of Application #2962 an amendment to the Planned Unit Development (PUD) Site Development Plan for Ocean Hammock Golf Course and Northshore Plat Five, finding that the requested change is consistent with the Comprehensive Plan, the Land Development Code, and the respective plats and plat addenda for Ocean Hammock Golf Course and Northshore Plat Five.

Attachments

1. Application and supporting documents
2. Applicant’s initial submittal received August 27, 2014
3. TRC comments
4. Applicant’s response to TRC comments received September 30, 2014
5. Notification list and map

Adam Mengel

From: Joy Ellis [joyellis@cfl.rr.com]
Sent: Thursday, November 13, 2014 10:49 AM
To: Adam Mengel
Subject: Re: Application 2962

Adam, Your assistance is much appreciated. Joy

Adam Mengel

From: Gina Lemon
Sent: Thursday, November 13, 2014 12:59 PM
To: 'Sylvia Whitehouse'
Cc: Adam Mengel
Subject: RE: Application #2962 letter dated November 7,2014 Re: Amendment tot the Ocean Hammock Golf Course and Northshore Plat Five Planned Unit Development Site Development Plans
Attachments: 20141112-App #2962-Postponement memo.pdf

Good afternoon Mrs. Whitehouse -

Attached please find the memorandum provided to the Planning and Development Board in their meeting backup material for the meeting last night and provided an explanation of the error. This information was published on the County's website on November 7, 2014 and remains available on the links provided below as it was part of the meeting backup material. Hopefully this memorandum will sufficiently answer your questions.

Planning and Development Board meeting backup material:
<http://www.flaglercounty.org/ArchiveCenter/ViewFile/Item/3962>

Ocean Hammock Golf Course Lodge PUD SDP: <http://www.flaglercounty.org/index.aspx?NID=1092>

Thank you,
Gina

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

From: Sylvia Whitehouse [<mailto:sirene23@me.com>]
Sent: Thursday, November 13, 2014 11:49 AM
To: Gina Lemon
Subject: Re: Application #2962 letter dated November 7,2014 Re: Amendment tot the Ocean Hammock Golf Course and Northshore Plat Five Planned Unit Development Site Development Plans

Gina

Per your letter dated Nov 7 2014, I would like to know what the "technical error" in public notice was? How has this been rectified to ensure that proper public notice has and will be given to those who did not receive the previous TWO public notices.

Thanks in advance

Mrs Sylvia Whitehouse

Adam Mengel

From: Al Hadeed [alberthadeed@gmail.com]
Sent: Saturday, November 15, 2014 10:48 PM
To: Sally A. Sherman
Cc: Adam Mengel
Subject: Fwd: Appearance of conflict of interest on county planning board

Let's discuss.

Begin forwarded message:

From: "Ann Butler" <annbutler110@cfl.rr.com>
Date: November 13, 2014 4:25:00 PM EST
To: "Albert Hadeed" <alberthadeed@gmail.com>, "Barbara Revels" <brevels@flaglercounty.org>, "Charles Ericksen" <cericksen@flaglercounty.org>, "Frank Meeker" <fmeeker@flaglercounty.org>, "George Hanns" <ghanns@flaglercounty.org>, "Nate McLaughlin" <nmclaughlin@flaglercounty.org>
Subject: Appearance of conflict of interest on county planning board

Good Evening, many of us are wondering when we will know what steps have been taken to assess and remedy the apparent conflict of interest of Mr. Dickinson in the proposed Salamander hotel Ann Butler

Gina Lemon

From: Dickinsonci [dickinsonci@aol.com]
Sent: Thursday, November 13, 2014 9:14 AM
To: Gina Lemon
Subject: Fwd: Hammock Beach Development
Attachments: Doc1.doc; ATT00001.htm

FYI

Sent from my iPhone

Begin forwarded message:

From: CottieB@aol.com
Date: November 13, 2014 at 8:39:03 AM EST
To: mboyd@bellsouth.net, crowet6@gmail.com, dickinsonci@aol.com, Coryi62@earthlink.net,
laureenkornel@hotmail.com, rreinke@aol.com, pam4houses@gmail.com
Subject: Hammock Beach Development

Planning and Development Board Members

Michael C Boyd
Thad Crowe
Robert Dickinson
Michael Duggins
Laureen Kornel
Russell R. Neinla
Pam Richardson

Please See Attachment Letter

Thank You
Cottie K Benson

Cottie K Benson
8 Jonathan Smith Rd.
Morristown, NJ 07960
973 455 0167

Planning & Development Board Members

Michael C. Boyd
Thad Crowe
Robert Dickinson
Michael Duggins
Laureen Kornel
Russell R. Neinla
Pam Richardson

I think it's time for me to speak up. I am an owner of a condominium at 200 Ocean Crest Dr. unit 1017. Palm Coast Fl. 32137

In 2001 I was invited to a presentation of the Hammock Beach Resort; I took a tour of the area and thought what a beautiful place to retire.

I put my faith in the developers to keep their word that the resort would be a gated and a private community. With membership in The Hammock Beach club to reach about 2500 families. That seems to have been a big lie since the membership is open to the public.

Living in the main building, Phase1 at times has been hair raising, with loud music, drunks sleeping in the elevator lobby, yelling and young people getting on the roof thinking it's a play ground. We have asked the club for more security when at full capacity, but that seems to have fallen on deaf ears.

If the club gets their way and is able to build a hotel on the ocean I fear for the safety of the owners and guests. I have heard many promises and most have been broken.

Before the Salamander Group thinks, about building a hotel, they should take care of what they own in the main building. The hallway's leading to the ball rooms smell from water leaking in, the leaks may have been repaired, but the smell is still their. I would not be surprised if mold has grown.

There is the Club at Hammock Beach and the Condominium Owners, we as owners who pay our taxes have a right to less traffic, some peace and quite.

The lodge was never part of Hammock Beach Club it was a separate enterprise,

The Salamander group and investors seem to think they can use all the parking from our building and the Villas to show they have enough parking, plus they want to take away access off 16th road where the firer trucks would enter if their where a firer in the towers, 1 bedrooms and the south side of phase1 plus take away more green space for parking on the other side of 16th road.

The lodge is falling apart, Salamander has not done nothing to keep it in good shape or repair, the building should be replace, but with the same foot print, Not a 198 room hotel. The rooms in the lodge, where to have been used only, for members of Ocean hammock Golf Club, not as rentals to the public, which the club has been doing for years.

If a Hotel is allowed to be built, it could damage the eco system which may be un-repairable, don't change the zoning for the sake of thirty more pieces of gold.

As elected officials you have a duty to the welfare of the public, community and the environment.

Sincerely,

Cottie K. Benson

Gina Lemon

From: Dickinsonci [dickinsonci@aol.com]
Sent: Thursday, November 13, 2014 8:04 PM
To: Gina Lemon
Subject: Fwd: Corrected Copy Opposition to the Redevelopment of Hammock Beach Proposal

FYI

Sent from my iPhone

Begin forwarded message:

From: "Dr. Lynne Bravo Rosewater" <lynnerosewater@me.com>
Date: November 13, 2014 at 6:19:56 PM EST
To: crowet6@gmail.com, mboyd@bellsouth.net, dickinsonci@aol.com, Coryi62@earthlink.net,
laureenkornel@hotmail.com, rreinke@aol.com, pam4houses@gmail.com
Subject: Corrected Copy Opposition to the Redevelopment of Hammock Beach Proposal

Please use this copy. The one I sent individually was an earlier, unedited copy. Sorry for any inconvenience.

My name is Dr. Lynne Bravo Rosewater. I have lived at the Beach Club (Phase1 building of 148 three and four bedroom units) since it opened eleven years ago. I oppose the Salamander/Lubert/Adler proposal, or as it is renamed The Redevelopment of Hammock Beach, for many reasons:

The land he wants to build on is plat restricted “in perpetuity for golf (and recreation purposes only.” An administrative Court (2011) recommended and FLAWA (2011) concurred that no units are owned and nothing other than golf or recreation facilities can build on this land. A hotel does not fit this description.

The changed request for rezoning for the “redevelopment of Hammock Beach” is at last an acknowledgement that a plat restriction prohibits building anything on the golf course property other than a lodge that is related to the golf course and is not a commercial building such as a hotel. For the past year Prem Devedas has declared to groups all over the county that “We own the land and can do what we want with it,” which was a massive denial that nothing else can be build on the golf course land. Now that that ruse has failed, he’s asking for permission to rezone. That request continues to deny that both a court recommendation by an Judge D.R. Alexander in 2011 and a upholding of that recommendation in the same year by FLAWAC states that **nothing** can be built on the property except for golf and recreation and that **no** units are owed to the developers of the property. Further, Salamander/Lubert/Adler chose to ignore **why** the plat restriction was written in the first place:

The Flagler County Commissioners, in a land swap, gave the acreage that the golf course sits on to Lowes Development with Lowes giving additional acreage to Malacompra Beach. This land tradeoff was extremely contentious and to insure that only a golf course could exist on that property and that the golf course would forever be a buffer between the planned development of what became Hammock Beach and the ocean. That is why the plat restriction is “in perpetuity.” When Lubert/Adler bought the Ocean Hammock Golf Course the plat restriction was written in the deed. If rezoning were allowed Lubert/Adler would gain an estimated 50-70 million dollars for the property. To allow a private realty trust to make this kind of money off land given by the Flagler County Commissioners to another developed (Lowes) would be an outrage to the citizens of the Hammock and all of Flagler County.

There is no space for parking for the proposed hotel. Prem Devedas, in his application to Zoning and Planning, claims there are plenty of parking spaces at Hammock Beach (1301) spaces, with 200 spaces available at peak times. This claim is invalid: **Of the 1301 438 are proprietary spaces** (90 for the owners of Phase 1, 92 for the owners of the North and South Towers and 256 for the owners of the Villas. At peak times (100% occupancy), Memorial Day to Labor Day and many weekends for weddings and holiday weekends, the Hammock Beach Garage’s extra parking of **288 spaces is totally full**. The golf course parking (**182 spaces**) is totally full many days, on weekends and tournament days. Thus **908 spaces are already utilized at peak times**. The remaining spaces must accommodate the renters and guests from the Villas (55 units in the rental program), the North Towers (19 units in the rental program) and the South Towers 23 units in the rental programs. These **97 units** have multiple bedrooms (2-4, most of them three bedrooms), meaning there likely is more than one car for each rental unit. Besides the renters, guests visiting members who live here or who are visiting, members who come to use all the club facilities (work out room, classes, business center and twice weekly teas), and, of course the employees. It is easy to see why **at peak times there are very few extra parking spaces available**.

Prem Devedas in counting the spaces for the proposed new hotel **has counted the 182 golf spaces as hotel spaces. Since this lot is full at peak times, there is no way these spaces can accommodate hotel guests.** The Salamander/Lubert/Adler proposal shows **55 new spaces** under one part of the new hotel buildings and an expansion of **85 parking spaces** in the existing golf parking lot (which would eliminate almost 12,000 square feet of mature trees). **The total number of parking spaces would be 140 parking spaces**, far short of the one parking space for every hotel room and one for every five employees. The Salamander/Lubert/Adler proposal also shows plans for “surplus” parking on the south side of 16th Road for 98 cars. To accommodate this number of cars, all the mature trees (an estimated 100 years old), which include roughly 1450 scrub oaks will be eliminated. Both the PUD for The Ocean Hammock Golf Course and the PUD for Hammock Beach name saving scrub oak as a goal. Louise Leister, a consulting horticulturist, who viewed the swath of trees from Hammock Dunes Parkway to the public parking for Old Salt Park, deemed this treed area as crucial to the ecological system of the Hammock. I would be happy to supply you with a full copy of her report if you desire. The location of this hammock of trees is also on the A1A Coastal Corridor. Despite Prem Devedas revisiting A1A Pride, the board remains committed to their opposition to the proposed 198 -room hotel. Ironically at that meeting Devedas offered to buy beach further south and deed to the public “in perpetuity.” An unknown man stood and asked, “Is that the same ‘in perpetuity’ as the golf course?” Given the firm objection from A1A Pride and the fact that 16th Road is a coastal corridor road, the plan for the surplus parking is likely improbable. **Salamander has failed to plan for adequate parking for**

the new hotel, because there simply is not enough space for it. The claim to extra Hammock Beach Parking to be used for the hotel is disingenuous.

All the green space except the golf course is being eliminated in order to build the two buildings of 171,000 square feet wrapped by a glass connection wing. It seems to me the intention of PUD's is to hold the developer and future developer to promises made by the legal document that is the Planned Unit Development. The proposed expansion of the current golf parking will remove 15,014 square feet of treed space. The proposed replacement of these trees covers 3632 square feet. **That is a net loss of 11, 382 square feet of treed space.** For the proposed 16th street parking, 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." The tree removal from the golf course will also allow errant balls from the tenth tee to hit parked cars. The claim that these spaces will be mainly used at night begs the question of where the hotel guests and golfers will be able to park (see above).

Traffic Issues. The claim by Prem Devedas and Daniel Baker that there is already a traffic study done to show no traffic problems was done on a Tuesday in October (October 4, 2011) and on a Thursday in February (Feb. 17, 2011, both from

4-6 p.m. Neither of these times is when peak traffic impacts Hammock Beach. A traffic study conducted on a Friday evening and/or Saturday afternoon when vacationing individuals arrive and Sunday afternoons when they leave, somewhere between Memorial Day and Labor Day, would give a much better sense of what the real traffic is, These two off-peak traffic studies of 2011 were also conducted before the increase in rental properties in Cinnamon Beach and Hammock Beach, which have been described as "small hotels." Adam Mengel stated in one preliminary zoning and planning meeting that while there are minimum requirements for Parking, what happens when the club is at maximum capacity? On summer weekends there is already a back up of traffic at Hotel Trace and Hammock Dunes Parkway from the several rental houses as well as condos at Cinnamon Beach. Salamander/Lubert/Adler is planning to add another 200 cars to this mix. If we are **already** experiencing traffic congestion in the summer, of course this traffic congestion will be worse if the new hotel is built. Further 16th Road is a source of ingress and egress to Old Salt Park. This public park was greatly reduced in size for the building of the Ocean Hammock Golf Course. Public access to beaches is a right of all Florida citizens.

Impact on the Beaches Hammock beach already has covered the entire beach from north end of the property to the south end of the golf course with beach chairs and umbrellas. Because Hammock Beach serves food and drinks (including liquor) on the beach without effectively cleaning up the litter, the beach has excess trash on it. All the activity and noise on the beach endanger the turtles that nest there. Please see the A1APride report for further details. The extra 400 guests at the proposed new hotel will seriously overcrowd the beach. Further, 16th Road is a public access for Old Salt Park, which was already greatly diminished when the golf course was built. With 200 cars using 16th Road to get to the proposed hotel, access and egress for those wanting to use the public beaches will be negatively impacted.

In summary, the Salamander/Lubert/Adler proposal will disrupt the rural nature of the Hammock, harm the beach and decimate many hundreds of trees. Since that the land was given by the Flagler County Commissioners to the developer in a land swap, the plat restriction was made a part of the

deal to ensure nothing could ever be built there. I hope you will maintain the initial objection to this project.

Gina Lemon

From: Robert E. Dickinson [dickinsonci@aol.com]
Sent: Tuesday, November 25, 2014 8:40 AM
To: Gina Lemon
Subject: Fwd: Application #2962 Ocean Hammock Lodge and Conference facilities

FYI

Robert E. Dickinson , RLA
10 Florida Park Drive North, Suite D-1
Palm Coast, Florida 32137

Phone : 386 446-8304
Fax : 386 446-8306

Cel Phone : 386 931-2853

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

From: Joy Ellis <s.joyce.ellis@gmail.com>
To: Robert Dickinson <dickinsonci@aol.com>
Sent: Sun, Nov 16, 2014 9:34 pm
Subject: Application #2962 Ocean Hammock Lodge and Conference facilities

Dear Mr. Dickinson,

The proposed hotel at the Hammock Beach Resort was evaluated at the October 14 Planning Board meeting. You disclosed that you are on the architectural review boards for the Yacht Harbor and Conservatory developments; however, you did not disclose the relationship between those boards and the owner of the Hammock Beach Resort. I believe that if full disclosure had been made, it would have become very apparent that you have a serious financial conflict of interest in this development and that you should have recused yourself.

- Lupert-Adler is a money manager who has invested client pension money in the Hammock Beach Resort. Either Lupert Adler or the funds under management by them are the sole owners of the property. Salamander, currently has no financial interest.
- Daniel Baker is a Lupert-Adler employee who chairs the Architectural Review Board for both the Yacht Harbor and Conservatory properties. These properties were developed by Bobby Ginn, and Lupert-Adler took possession of them as a result of Ginn's financial problems.
- You disclosed that you are a paid consultant to the Conservatory and Yacht Harbor Architectural Review Boards, providing landscape architect services to those boards. You did not disclose that Lupert-Adler, the effective "owner" of the Hammock Beach Resort and the "silent" backer of the proposed lodge, determines if you are retained by the Conservatory and Yacht Harbor ARBs, and that you are paid by Lupert-Adler or entities controlled by them.
- Further, if the proposed application is approved, you may be employed by them to provide landscape architect services.

Your involvement appeared even more questionable when you spoke in favor of this application.

I believe this is a very serious, financial conflict-of-interest. You should have recused yourself. Please, when this matter comes before the Planning and Development Board, put yourself above question by recusing yourself.

Respectfully,

Joy Ellis
85 Ocean Oaks Lane
Palm Coast, FL 32137

(386) 445-8556

Adam Mengel

From: George Hanns
Sent: Sunday, November 16, 2014 7:15 PM
To: Albert J. Hadeed; Craig Coffey; Adam Mengel
Subject: FW: Regarding Proposed Ocean Hammock Development

From: GEORGE STAGG [geostagg@optonline.net]
Sent: Sunday, November 16, 2014 2:37 PM
To: George Hanns; Charles Ericksen Jr.; Frank Meeker; Barbara S. Revels
Subject: Regarding Proposed Ocean Hammock Development

Dear Commissioners:

Leaders within Flagler County and the Hammock community have done much in the past to preserve the natural beauty and distinctive flavor of the Hammock. For that, I thank you and hope that you will continue that tradition of conservation.

The new hotel plans include 198 hotel rooms on land which was platted recreation in perpetuity. The wording of the plat addendum is clear and firm.

“Whereas, Developer has applied for and the County has approved a plat for the Ocean Hammock Golf Course Subdivision located within Flagler County, Florida. 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.”

“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 governmental usages approved by the Board of County Commissioners.”

Development of this site is not inevitable if the guidance of the plat restrictions are followed. If this site is opened for a hotel, there will be decreased opportunity to control additional development.

Mr. Devadas, Salamander’s very persuasive spokesperson, said that at Amelia Island Plantation, a similar-sized hotel to their proposal, was deemed inadequate by the new owners who will double the number of rooms to 406. He cited other resorts with rooms ranging from 450 to 590 rooms. There is little doubt that the plan you are being asked to support is simply the beginning.

The presence of a hotel where EACH of the two wings is very close in height and width to the current Lodge and where one of those wings will loom over Old Salt Park is inconsistent with the goals of “golf course, open space, parks, dune preservation or such other appropriate recreational or governmental usages” from above. It is interesting that the developer makes no mention in discussions of the depth of the hotel.

We do know that the area is being increased from 40,000 sq. ft. to 171,000 sq. ft. and that does not include the added parking.

Besides a hotel overshadowing the beach and looming over Old Salt Park, the developer wants to run the golf cart path right up next to or even within the dunes. The buffer that the golf course was designed to be is being modified to the very serious detriment of the dunes.

The Old Salt Park, which was promised by the former developers, will be seriously impacted. Public access to the beach will be limited by the construction and later by the congestion

caused by the new hotel. While the developer would have us believe that the Scenic A1A byway will not suffer, we see that even the weekly influx of visitors to Cinnamon Beach at the Ocean Hammock gate causes traffic problems on Hammock Dunes Parkway. The beach belongs to the public, not private owners for their financial benefit. Why should county residents' access be limited in order to meet the needs of a developer?

The destruction of numerous native oaks within the right of way of 16th Road in order to create a parking lot cannot fail to bring to mind the lyrics, "They paved paradise and put up a parking lot."

What made the Hammock so rare and special was the of lack of congestion caused by development. The developers want to build a resort right on the ocean. Their idea of beauty, artificially-created for the benefit of a few, conflicts with the natural beauty of the Hammock. This development will change the ambiance of the Hammock.

This natural, uncongested neighborhood will become a poor imitation of Daytona Beach, South Florida, Naples, Captiva and in fact, many other upscale coastal communities. Don't let the developers destroy this rare and precious community.

There are many stakeholders in this discussion. Some of my friends and neighbors have bought into the belief that a new hotel will give them access to a luxury facility and promised improvements to the existing club, although an unknown financial backer may not agree to those expenditures. The other residents of the Hammock will be affected by this development and the opening of the beach to hotel(s). Other Flagler County residents and visitors, who are not as close to this discussion, will also have their access limited even though they may be unaware of this discussion.

The developer would have you believe that their development is inevitable. It is not, and your rejection of this plan will do much to draw the attention of the Flagler County Planning and Development Board and the Flagler County Board of Commissioners who know you to be responsible evaluators of development. Please reject this plan and remind the Flagler County officials of the clear promises made.

The developer says they will act to respond to suggestions. If so, the developers should recognize and embrace this unique and fragile environment and build their hotel on a location which is not environmentally sensitive and shuttle hotel guests to the golf course which would do much to resolve this problem.

Respectfully,

George M Stagg & Jill M Stagg

5 Ocean Crest Dr. Villa 1414 and 200 Ocean Crest Dr. unit 324

PS. I would like to add that our purchase of our units at Hammock Beach were done so with the understanding that it was a resort and not a future convention center. This intended expansion will certainly change the personality of the entire resort community. And, as mentioned above, where will it stop? If the aforementioned "... 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." means nothing, there is no limit to future development and the resulting diminished experience of staying at the resort.

Adam Mengel

From: Sally A. Sherman
Sent: Monday, November 17, 2014 8:12 AM
To: Adam Mengel
Subject: FW: Bob Dickinson - conflict of interest

FYI

From: Craig Coffey
Sent: Monday, November 17, 2014 7:51 AM
To: Sally A. Sherman
Subject: FW: Bob Dickinson - conflict of interest

From: Frank J. Meeker [<mailto:fmeeker@bellsouth.net>]
Sent: Sunday, November 16, 2014 7:24 PM
To: 'John Bettencourt'
Subject: RE: Bob Dickinson - conflict of interest

John

I would agree that as best I know, there is no policy in Flagler county dealing with density per acre for a hotel. There might be height restrictions, or area restrictions which would have a similar limit imposed to the number of units per acre. Let's see what anybody else says.

I haven't heard anything further regarding a potential conflict of interest for Bob Dickinson.

Frank

From: John Bettencourt [<mailto:jvbetten1@aol.com>]
Sent: Sunday, November 16, 2014 5:53 PM
To: Frank J. Meeker; ahadeed@flaglercounty.org
Cc: Jeff Southmayd; Alma Nemrava; Lynne Rosewater; Joy Ellis; Mike H; George Macko; Jeff Hunter; Sylvia Whitehouse
Subject: Fwd: Bob Dickinson - conflict of interest

Dear Messrs. Hadeed, Meeker.....thank you for your attention to our Community issues.

Both of you respond promptly to citizens concerns, we appreciate it very much. Unfortunately, we need some help in 2 areas....

- Item 1 - Notes below (10-28 et al) regarding the potential conflict of interest of Mr. Robert Dickinson. What is the disposition of this concern? Has he recused himself from the 12-9 meeting? Does he continue to work on this topic with the Planning Development group? Could you please help in getting us some responses.

- Item 2 - In early October, I sent an e-mail to Mr Coffey regarding Flagler Counties' Hotel density per beachfront acre. Do we have one?

On October 6, Mr. Michael Hewson and I visited the County offices where Mr Mengel was kind enough to meet with us, and advise there is none. Within my letter above, I noted Volusia County is going through 'developer vs residents issues' as well.

We advised Mr. Mengel that our understanding was that Volusia County had a 50 Hotel room per beachfront acre metric. I believe it would be in the best interest of all to initiate such a study here.

Unless you do this, no one really knows what an acceptable level of beachfront density is. You have a number of variables.....wildlife, dune preservation, vegetation, traffic, public accesses, infrastructure, water etc. Certified professionals in the above areas need to participate.

(please note - the above are without deed and plat restricted considerations, agreements)

Thank you for your help..I look forward to responses.

Regards,
John Bettencourt

Sent from my iPad

Begin forwarded message:

From: "Albert J. Hadeed" <ahadeed@flaglercounty.org>
Date: October 28, 2014 at 9:40:45 PM EDT
To: John Bettencourt <jvbetten1@aol.com>
Cc: Steve Hatcher <stevehatcher@cfl.rr.com>, Jeff Southmayd <wsssfm@aol.com>, "Frank J. Meeker" <fmeeker@bellsouth.net>
Subject: Re: Bob Dickinson - conflict of interest

Gentlemen - I did not receive the emails from Messrs Southmayd and Hatcher, as they were sent to an address I do not use. This email made it to my county address and should be the one used.

Responding to your inquiries, in this quasi judicial process I do not represent the Planning Board. It has its counsel. I am certain that the claim of conflict has been made to County staff and the special counsel.

I do not know the facts but the info you are providing will be forwarded on. I expect that they will address this issue since these claims have been made.

Thank you

On Oct 28, 2014, at 7:11 PM, John Bettencourt <jvbetten1@aol.com> wrote:

Dear Mr. Hadeed,

Could you please advise the status of the request below.

Will Mr. Dickinson be 'recused' due to conflict of references noted below.....we await your answer prior to the next County Planning Development meeting on November 12, 2014.

Thank you for your response.

Regards,
John Bettencourt

From: Jeff Southmayd <jdsouthmayd@msn.com>
Date: October 22, 2014 at 1:25:17 PM EDT

To: Steve Hatcher <stevehatcher@cfl.rr.com>, "alberthadeed@gmail.com" <alberthadeed@gmail.com>
Subject: RE: Bob Dickinson - conflict of interest

Albert;

Steve Hatcher is clearly correct.

The conflict of interest problem is undeniable. Mr. Dickinson's disclosure of his membership on the two ARB's without disclosing that one of the principals advocating the hotel project, Daniel Baker who was sitting right in front of him preparing to participate in the Salamander hotel presentation, is the chairman of both ARB's, and his boss, arguably rises to the level of deceit.

Nondisclosure of that material fact raises serious questions about the intent to be entirely honest and forthright in the disclosure.

Otherwise, why hide the fact? Had the full extent of the relationship been disclosed, I would have asked the Chairman for a disqualification at the Planning Board meeting.

Moreover, Mr. Dickinson was the landscape architect for Ginn/Lupert Adler in connection with various Hammock Beach projects and undoubtedly hopes to continue the association in connection with the proposed hotel.

Finally, I find it hard to believe that Mr. Dickinson and Mr. Baker have avoided discussing the hotel project in the course of their numerous meetings of the ARB committees, either before or afterwards.

Conflict of interest considerations include avoiding the appearance of impropriety. That appearance is unavoidable in this situation.

I certainly don't want to embarrass anyone, or cause any unnecessary disruption at the next Planning Committee meeting in November on the hotel project. Mr. Dickinson should merely agree to recuse himself from participation in that item at the next meeting.

SOUTHMAYD & MILLER
4 OCEAN RIDGE BOULEVARD SOUTH
PALM COAST, FLORIDA 32137
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.

Begin forwarded message:

From: Stephen Hatcher
<stevehatcher@cfl.rr.com>
Subject: Bob Dickinson - conflict of interest
Date: October 22, 2014 at 6:37:55 AM EDT
To: alberthadeed@gmail.com

The proposed expansion of the lodge at the Hammock Beach Resort was evaluated at the most recent Planning Board meeting. Bob Dickinson disclosed that he was on the architectural review boards for the Yacht Harbor and Conservatory developments; however, he did not disclose the relationship between those boards and the owner of the Hammock Beach Resort. I believe that if full disclosure had been made, it would have become very apparent that he has a serious financial conflict of interest in this development and that he should have recused himself.

- Lubpert-Adler is a money manager who has invested client pension money in the Hammock Beach Resort. Either Lupert Adler or the funds under management by them are the sole owners of the property. Salamander, currently has no financial interest.

- Danial Baker is either a Lupert-Adler employee or a consultant retained by them who chairs the Architectural Review Board for both the Yacht Harbor and Conservatory properties. These properties were developed by Bobby Ginn, and Lupert-Adler took possession of them as a result of Ginn's financial problems.
- Bob Dickinson disclosed that he is a paid consultant to the Conservatory and Yacht Harbor Architectural Review Boards, providing landscape architect services to those boards. He did not disclose that Lupert-Adler, the effective "owner" of the Hammock Beach Resort and the "silent" backer of the proposed lodge, determines if Dickinson is retained by the Conservatory and Yacht Harbor ARBs, and that he is probably paid by Lupert-Adler or entities controlled by them.

I believe this is a very serious, financial conflict of interest. He should have recused himself.

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: Rich [rich7253@aol.com]
Sent: Monday, November 17, 2014 9:11 AM
To: Adam Mengel
Subject: Salamander project

Adam, is this project on the agenda for tonight's BOCC mtg? If not what's its status? Hard to tell from website.

Rich DeMatteis

Adam Mengel

From: Craig Coffey
Sent: Monday, November 17, 2014 9:27 AM
To: COMMISSIONERS
Cc: Adam Mengel; Sally A. Sherman; Albert J. Hadeed
Subject: RE: time line of Hammock Beach

Commissioners,

I know you are being asked about the Salamander Project - As it stands right now if everything goes as planned:

Dec 9, 2014 – Planning and Development Board
January 12, 2015 – BOCC Only one meeting in January.

If something is not completed by the Planning Board they will continue/postpone to time and date certain for a meeting between December 9th, 2014 and January 12th, 2015 attempting to avoid the many holidays.

Craig

From: David Ayres <david@beach927.com>
Date: November 17, 2014 at 7:22:22 AM EST
To: nathanmclaughlin <natem61@gmail.com>
Subject: time line of Hammock Beach

Hey Nate,

Can you help me with what's next, and dates?

Planning zoning meetings, public hearings, when will county commission have a workshop, final vote?

Thanks.

--

DAVID L. AYRES
Vice President/General Manager
386-437-1992 #207
[NewsRadio 1550-106.3 fm /WNZF.com](http://NewsRadio1550-106.3fm/WNZF.com)
[Beach 92.7 FM-WBHQ beach927.com](http://Beach92.7FM-WBHQbeach927.com)
Beach 105.5 FM WBHU St. Augustine
Easyoldiesradio.com
Kixcountry987.com

Adam Mengel

From: Adam Mengel
Sent: Monday, November 17, 2014 10:10 AM
To: 'Rich'
Subject: RE: Salamander project

Hi Mr. DeMatteis:

No sir, the lack of mailed public notice for the Planning and Development Board's November 12th meeting set everything back. The BCC cannot hear the request tonight since there is no recommendation from the Planning and Development Board.

The [agenda for tonight's BCC meeting](#) does not include the Salamander project, while the [webpage for the application](#) includes, as its next process step, the December 9, 2014 Planning and Development Board public hearing.

I hope this answers everything and please contact me if you have any additional questions.

Thank you,

Adam

From: Rich [<mailto:rich7253@aol.com>]
Sent: Monday, November 17, 2014 9:11 AM
To: Adam Mengel
Subject: Salamander project

Adam, is this project on the agenda for tonight's BOCC mtg? If not what's its status? Hard to tell from website.

Rich DeMatteis

Adam Mengel

From: Craig Coffey
Sent: Monday, November 17, 2014 3:36 PM
To: Adam Mengel; Sally A. Sherman
Subject: FW: Application #2962

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

From: Frank Meeker
Sent: Monday, November 17, 2014 3:15 PM
To: Lilly Hassan
Cc: Craig Coffey
Subject: Re: Application #2962

Lilly,

Thanks for the comments. I'll see they become part do the record for consideration.

Frank J. Meeker, C.E.P.
Flagler BOCC, District 2

> On Nov 17, 2014, at 10:58 AM, Lilly Hassan <lillyh@comcast.net> wrote:
>
> Flagler County Commissioners,
>
> We're opposed to the expansion for the Hammock Beach Resort.
> Application #2962
>
> We bought in 2008 and were promised that the Lodge and the Golf Shop
> will Be renovated to the same level of the condo buildings, nothing was mentioned about
> adding a 200 room Hotel.
>
> Thank you for your consideration,
> Emil and Lilly Hassan
> Unit 910
>
> Sent from my iPad
> Lilly Hassan

Adam Mengel

From: Sally A. Sherman
Sent: Tuesday, November 18, 2014 9:44 PM
To: Adam Mengel
Subject: Fwd: HCC Nov. 11 Minutes

FYI

Sent from Sally Sherman's iPad
Deputy County Administrator
Flagler County, Florida
386-313-4001

Begin forwarded message:

From: Al Hadeed <hadeedlaw@cfl.rr.com>
Date: November 18, 2014 at 8:08:26 PM EST
To: Craig Coffey <ccoffey@flaglercounty.org>, "Sally A. Sherman" <ssherman@flaglercounty.org>
Cc: "Albert J. Hadeed" <ahadeed@flaglercounty.org>
Subject: Fwd: HCC Nov. 11 Minutes

Craig, check out Rep Hutson's explanation re approp for drainage project. Also FYI on the Salamander issue.

Begin forwarded message:

From: Alma Nemrava <Hammockcc@bellsouth.net>
Date: November 18, 2014 at 1:44:33 PM EST
To: Al <hadeedlaw@cfl.rr.com>
Subject: HCC Nov. 11 Minutes
Reply-To: Alma Nemrava <Hammockcc@bellsouth.net>

See Why, how we love The Hammock

<https://www.dropbox.com/s/y4iv5c39275iy5b/Overview.m4v?dl=0>

Hammock Conservation Coalition

Minutes of November 11 2014

President Abby Romaine called the meeting to order 7:35 P.M. with the Pledge of Allegiance to the flag, followed by a moment of silence,

Frank Carelli called for all veterans to stand and called for appreciation of them on this Veteran's Day.

Sean Lafferty presented his power point presentation of the Hammock and the goals and accomplishments of the HCC. This wonderful presentation can be accessed online at theHammock.org.

The minutes of September and October were approved as presented.

The treasurer reported October revenues of \$188.23 and no expenses, resulting in an operating fund balance of \$2309.54. The full report is attached. 2015 dues are of \$10 per family are now being collected.

Abby Romaine reported on vacation rentals. Now that we have been successful in returning some of the control of vacation rentals to local governments, an ordinance to regulate these was presented to the county commission and passed first reading. This is extremely comprehensive and will probably be modified by the second reading, which will probably be in December.

ANNOUNCEMENTS

Craig Coffey will be presenting the first of three sections on planned drainage projects at the Community Center on November 12 at 6PM. This section will focus on Marineland Acres. The next meeting, at Sea Colony on November 19 will focus on Sea Colony and the area south to Malacompra Road. The final meeting, Dec 2 at the Community Center, will discuss funding for the entire basin.

Ann Butler announced aggressive invasive plant removal for Dec. 10 at the second entrance to Island Estates for Brazilian pepper plant removal. Help is welcome.

Both the Friends of A1A 72 mile yard sale and the Mantanzas Ways Women's Club Whale of a Sale at the Community Center will be held on Saturday, November 15.

The A1A cleanup will be November 22. Volunteers should report to Bing's Landing at 8:30.

The next Planning Board consideration of the Salamander proposal for a 198 room hotel and associated amenities will be held on Dec 9, 6PM, government services building.

It was initially announced that the HCC holiday party will be cancelled in view of the other issues moving forward; however President Abby Romaine announced an intent to reconsider this.

PROGRAM State Representative Travis Hutson on drainage funding

Rep. Hutson opened with thanks to Flagler Commissioners and residents for support on vacation rentals. Frank Meeker, Charlie Ericson, and Nate McLaughlin as well as residents visited Tallahassee to with legislators to explain our concern and get the support needed to pass this legislation.

He explained that 2014 funding was not possible because not all the permits were in place. According to Craig Coffey, the last permit is due in January and they will go for all 4.75 million in capital funding at once. While funding is not certain, a better economy makes it more likely. He desires a letter from all of us, would like some support in Tallahassee. He cannot do anything until the start of the session in January and will not know the full amount of state funds available for allocation or the competing projects until then. Actual allocation will take place in March and, if not announced by April, will have to be deferred to 2016.

In response to questions, he was unclear as to which permit is missing, this is a more appropriate question for the County, as they are responsible for designing and implementing the construction.

Rep. Hutson has announced his intent to resign and run for Senator Thrasher's vacated seat. However, his resignation will not be effective until the special election on April 3.

Projects must be begun in the fiscal year that the money is allocated for, but does not have to be finished then for the moneys to carry over.

HCC thanked the Rep. Hutson for his support. He can be reached at Travis.hutson@myflorida.gov

LANDSCAPING COMMITTEE

Bonnie Simms and Carol Scott reported for the landscaping for the billboard area. Plans for the first site are complete and funding sources are being researched. The plans be presented to county approval, with planting scheduled for March. They are looking at native plants that don't require water once established and presented a poster with some examples.

DISCUSSION OF THE SALAMANDER PROPOSAL

Abby presented a summary of the history of the Hammock Dunes development from 1982 to the present. In 1998 the original development order was amended and 33 acres were added to the development, which reduced public beach park space in return for inland acreage. Public beach access was still required at 16th Road.

At the request of various members, residents opposed to the project prepared remarks. Their written reports are appended with a brief summary here. Following those remarks were some comments by residents in favor of the project and brief remarks by Daniel Baker representing Salamander.

Appended are reports by:

- 1) Jeff Southmayd, who reviewed the legal restrictions affecting parking on 16th road, commercial development on the plat and tree protection built in the deed. He

is an attorney and it is his opinion that the restrictions should prohibit development of this sort at this location.

2) Ann Butler on the need for scrub oak preservation; she also presented a report by Louise Leister, a horticultural consultant. It is her position that the number and type of tree removal this requires is not only detrimental to the environment, but is also in opposition to existing agreements. She also noted that the golf course has an excessive amount of invasive Brazilian pepper and vines, which Salamander has not addressed.

3) Dr. Lynn Rosewater presented an analysis of the parking situation. She concluded that at maximum use, there is not sufficient parking, in part because a large number of spaces are already reserved for permanent residents and the use of existing rental units or for employees and/or members of the club, including golfers.

4) Joy Ellis on beach issues noting both the negative impacts on beach flora and fauna and on general public access from a development this close to the beach. She also noted that current resort management of the beach has not adequately controlled litter and inappropriate guest behavior.

5) Sylvia Whitehouse reported on traffic. The existing traffic study was based on numbers taken at times when the resort is not fully occupied and may not be at all representative of the kinds of impacts that occur at peak season for this area. She called for a new one to be based on numbers on a busy weekend.

6) George Marko reported on previous promises not kept, noting that both existing residents in 1998 and buyers at the resort were promised that there would be no more commercial development east of the existing main building.

George Marko also stated that “the twenty rooms given to the lodge were a special exemption given by the Flagler County Commissioners for out-of-town golf members.”

Three residents of the Hammock Beach Resort community summarized their support of the project.

U. V. Subba, Tom Hale and Tim Mauer all noted that the resort operations had been doing very poorly prior to Salamander’s management. Under Salamander’s, costs have been controlled and revenues increased, so that the current operation

is reportedly able to produce a positive cash flow. However, they do note that local membership in the Club has declined significantly and that levels of service are less than they would like to see. They consider that it would be a disaster for the residents and neighbors if the Club were to become bankrupt, which they consider a serious risk. All indicated that they were concerned with both the resort services and the environment. Sustainability of both is critical to the members and residents, whose property values would be negatively affected if a balance is not maintained. They find Salamander's proposal to be a good one and far better than might have been proposed. As well, they find them good managers and stewards and would like to encourage them to stay.

Daniel Baker, who has been on staff for some time and is known to us from earlier managements, reported that Salamander would continue to manage the resort even if this proposal is denied and would develop appropriate new plans. He reiterated past assurances that they have made every effort to respond positively to all concerns and feels that they have developed a good plan to meet all needs.

MOTION

Ann Butler moved that the issue be sent to the executive committee to prepare a statement within a week. Carole McCleery recommended that the date be extended to November 20th and, when Ann agreed to the amendment, seconded the motion. It was approved.

The meeting was adjourned at 9:15.

Respectfully submitted,

Carole McCleery

Copyright © 2014 Hammock Conservation Coalition, All rights reserved.

You are receiving this Email because you expressed an interest in the Hammock CC

Our mailing address is:

Hammock Conservation Coalition

7 Nantucket Drive
Palm Coast, FL 32137

[Add us to your address book](#)

[unsubscribe from this list](#) [update subscription preferences](#)



Adam Mengel

From: George Hanns
Sent: Wednesday, November 19, 2014 8:42 PM
To: Albert J. Hadeed; Craig Coffey; Adam Mengel
Subject: FW: Hammock Hotel Development
Attachments: Hammock_Hotel_Proposal_181114.pdf

From: goodfellow@bahama.com [goodfellow@bahama.com]
Sent: Wednesday, November 19, 2014 3:40 PM
To: Barbara S. Revels; Nate McLaughlin; Frank Meeker; Charles Ericksen Jr.; George Hanns
Subject: Hammock Hotel Development

Dear Commissioners,

I am taking the liberty of forwarding to you a PDF summary of my own personal thoughts about the proposed hotel development on the Hammock which I am also sharing with all parties concerned.

It is my hope that this might result in some alternative thinking where we could all be winners and community cohesion, support and consensus might be achieved. An investment of this magnitude will have important economic benefits for Flagler County. I am simply looking for solutions that might make it even better and spread the economic benefits more broadly.

Thank you for your consideration.

Christopher Goodfellow
18 Rollins Dunes Dr.
Palm Coast, Fl. 32137

Sent from Windows Mail

Adam Mengel

From: goodfellow@bahama.com
Sent: Wednesday, November 19, 2014 3:53 PM
To: Adam Mengel
Subject: Hammock Hotel Development
Attachments: Hammock_Hotel_Proposal_181114.pdf

I have obtained your email address off the website.

Please find attached a PDF of a document concerning the proposed development on the Hammock of a new hotel on 16th. Ave. which I have forwarded to the County Commissioners. I would appreciate it if this might be distributed to members of the Planning Board. I could not find their respective emails on the Flagler County site.

As a concerned resident of the Hammock and someone interested in finding a creative solution, I would be interested in presenting my views in the upcoming public meeting I understand on December 7th. Is there a procedure to get on the agenda to make a very short five minute presentation?

Christopher Goodfellow

Sent from Windows Mail

Seeking consensus for a new hotel development in the Hammock.

The demolition of the existing “Lodge” on 16th Avenue and replacement with a 198 room hotel on the existing limited footprint is meeting resistance in the Hammock Community for multiple reasons.

One of the principal objections is that the proposed hotel increases density and requires additional parking space at the resort. Salamander has proposed building a new parking lot on the south side of 16th which would require a change to existing plat restrictions and removal of a large number of trees. A very big concern is that if the County Commissioners modify the plat restrictions to allow this, this will result in a future cascade of requests for changes by future developers. The existing plat restrictions were made in good faith and in reality should only be obviated by the Commissioners if there is an overwhelming case to make changes for public security (such as building an evacuation route) or other compelling reason that sets aside the requirement for absolute consensus on a change. The fact that Scenic A1A has voted no means there is definitely not consensus. The Hammock Conservation Coalition has yet to vote.

The present proposed site presents other traffic problems on 16th and the intersection with A1A increasing the traffic volume on that corner that might eventually require a traffic light on A1A – something the community does not want. Notably, there is currently no traffic light between route 100 on the south side and route 206 at Crescent Beach to the north on A1A – over twenty miles!

The proposed site interferes with and requires modifications to the current Old Salt Park public access. The loading docks for the proposed hotel are adjacent to the park’s parking.

There is considerable concern from residents as to the impact of additional lighting close to the shore for the marine turtle nesting sites.

All these concerns are justified and really have not been dealt with. In short finding consensus on the present proposed site will be difficult if not impossible and this will place the County Commissioners in a very difficult position. We all must recognize that the County Commissioners are presented with a plan for a considerable investment in Flagler County and the resultant economic impact of this on building and services trades and general retail activity this might bring along with property tax revenues. They are currently faced with a win/lose scenario if the present development is approved as proposed. It simply does not have Hammock resident support but it would be a shame to lose the economic benefits of a new hotel as well.

Commissioners have always placed a high value on the environment in Flagler County (and rightly so) – particularly A1A through the Hammock as evidenced by public beaches at Varn, Jungle Hut, 16th, Malacompra and Marineland. No one wants to see the environment degraded. It has economic value for all including all developers. We all know this is a special place and any changes should be carefully thought out – not only for the impact of this one proposed hotel but future development proposals as well.

I have struggled to see where some common ground might be found to satisfy all parties and to make this a success for everyone. The real problem as I see it is trying to stick a larger structure on the same footprint that presently exists simply because it is there to be torn down and the new hotel would face the beach. This is the present mindset. Mindsets can be changed.

This letter is an attempt to ask Salamander and the rest of the community to “think outside the box”.

The present structure, as proposed, is neither architecturally innovative nor representative of what could be done to enhance the concept of the “Hammock” as a sanctuary of Old Florida. It is essentially a 1950’s Howard Johnsons – two wings with a pool between. It may well be luxurious and proposed for five stars but because of the size of the lot, it is my belief the hotel will be a poor fit and out of place. The lot just does not have the footprint for a structure of this size to be surrounded by attractive plantings and landscaping so that it blends in. It pushes the limits to the dunes and accordingly will look large when viewed back from the beach and cast a late afternoon shadow no doubt. I am not sure the architects have fully taken into account the winter sun elevations that may well result in the south side of the structure impeding full sunlight into the pool area in wintertime because the footprint is too narrow. It certainly will look exactly like a hotel along the Daytona strip and it will only degrade the beachfront which has been surprisingly conserved to date.

What I would like to see for the Hammock and I hope others might share my vision is something much more architecturally attractive using the elements of the natural settings available in the Hammock to create a hotel that would be unique in character and much more memorable for guests than just another beachfront strip building.

I would like to invite Salamander to consider something else. Change the location of the proposed hotel. The beach is not the only attractive natural asset on the Hammock.

Lupert Adler, I understand, own the property on the intra-coastal side known as (San) Jose park. This property is approximately 12 acres and located just north of 16th Avenue. I understand this is grandfathered for development of condo units and changing that to hotel use would probably not meet as much community resistance nor set precedents for changes to plat restrictions preventing development.

Instead of the myopic focus of being “on the beach”, I think a unique hotel could be constructed on this site. There is an opportunity to do something architecturally innovative here with the existing large oaks incorporated into the design and changing the entire focus to an “Old Florida” design which would be much more attractive and unique for a guest experience. I encourage Salamander management and most particularly Sheila Johnson, the CEO, to thoughtfully consider this as an alternative to create a much more extraordinary resort than the proposal on the beach.

There is ample room for parking, conference centers and perhaps more than 198 rooms if necessary!

I want to point out some of the possible benefits of locating on the intra-coastal side for Salamander.

Construction costs will be substantially lower without the necessity for deep pilings and special footings due to being Oceanside.

Dramatically lower maintenance costs being out of the direct constant salt spray that everyone is familiar with being on the beach. Much reduced water use for cleaning of the structure. A much longer life on furniture and fixtures.

Lower hurricane insurance rates no doubt.

A larger footprint will enable them to really design a unique facility that could be an architectural home run that would create buzz across the markets they wish to cover instead of a run of the mill design. I see no competitive advantage in the design of the proposed hotel that would make it different from other hotels along the beach. The hotel business is extremely competitive and largely based on creating a memorable experience for guests. One thing I have noticed over my four years here is that I rarely encounter present hotel guests anywhere else on the Hammock. I am often on the paths and rarely encounter people walking or riding who are not residents. There is much to explore of the natural beauty, flora and fauna throughout the Hammock.

There are many other benefits that come to mind and they might wish to consider. Sunsets. There are great sunsets and the opportunity to locate bars and restaurants, not only for guests but also for residents and transient tourists along A1A, to take advantage of this. The ability to construct a marina that guests could use for instance to rent kayaks/boats to explore the natural beauty along the intra-coastal and around Washington Oaks and Pellicer creek. Fishing is another activity that could be promoted. Local businesses and entrepreneurs could also participate in building activities programs for guests. For instance, the ability to run a shuttle boat up to Marineland would be attractive to co-market with Marineland activities. The ability to market themselves as not only a beach destination but a full eco-resort attracting birdwatchers, naturalists and others interested in other activities than just the beach.

So what about the beach? Well in all reality the beach is only used as stated by Salamander by 20% of guests and the beach is not used for at least eight months of the year. The water is too cold. True, guests like to walk on the beach. A hotel located at Jose park could be easily linked into the existing walking paths and the beach. More preferable and safer than a pedestrian crossing across A1A would be an elevated path. For those not willing to walk, the hotel could offer guests attractive golf cart type shuttles to the existing resort and guests would have the opportunity to use different beach access points as well. This would solve a current objection to too many people in one spot on the beach. I invite the Commissioners to perhaps consider participating in building the necessary trail infrastructure.

As to the existing "Lodge" it could be renovated to continue to provide the beach clubhouse, a clubhouse for the golfers and an Oceanside restaurant and perhaps for the diehards who wish an oceanfront suite a few luxury suites could be built in.

In Summary:

No great changes to Old Salt Park for existing Flagler County residents who use it. No additional traffic congestion on 16th.

No Plat restriction modifications pitting Commissioners against the majority of Hammock residents and opening of the floodgates by others for relief from restrictions so they can develop placing the Commissioners in a no win.

No destruction of trees for a parking lot. No additional lights on the beach and intrusion into the dunes.

An old Florida architecture compatible with the look and feel of the Hammock. A unique hotel offering different from a "motel" Oceanside look that is replicated up and down the coast of Florida.

I believe there will be significantly lower construction, operating and maintenance costs and a longer life to the structure. **Salamander should learn from the experience of trying to maintain the Lodge in a high salt environment.**

We can all be winners. I think most Hammock residents are not insensitive to the need for jobs and economic activity but they just don't want densification where there is already too much right there where the Lodge is. They don't want a repeat of the poor architectural design of too large buildings on small footprints.

I, for one, would like to try and bring Salamander around to this point of view that they can have a successful resort in the Hammock and support from the community and the County Commissioners. We cannot completely simply arrest development and it would be irresponsible to do so, but we can all make it tasteful, compatible and moreover something very special that will benefit all residents and businesses in the Hammock.

I am counting on Salamander, the Commissioners and all residents to find common ground and perhaps consider something totally different. It is not too late to re-think this.

Christopher C. Goodfellow B.A. M.B.A.

18 Rollins Dunes Dr.
Palm Coast 32137

Adam Mengel

From: Adam Mengel
Sent: Wednesday, November 19, 2014 4:13 PM
To: 'goodfellow@bahama.com'
Subject: RE: Hammock Hotel Development

Hi Mr. Goodfellow:

Your message has been received and the email and attachment have been added to the public record. These comments will be part of the next upload to the County's webpage to occur at the end of this month, where the text can be read by all parties.

As for any presentation made as part of public comments related to a pending application before the Planning and Development Board or Board of County Commissioners, the time limit for presentations is set by policy at three minutes each. However, the Board, through consensus, may allow additional time for any speaker. Additionally, if you have a PowerPoint presentation to make, we would like to receive it in advance so that it may be uploaded. By the way, the meeting is on Tuesday, December 9th; the 7th is a Sunday.

Please contact me with any questions.

Thank you,

Adam

From: goodfellow@bahama.com [<mailto:goodfellow@bahama.com>]
Sent: Wednesday, November 19, 2014 3:53 PM
To: Adam Mengel
Subject: Hammock Hotel Development

I have obtained your email address off the website.

Please find attached a PDF of a document concerning the proposed development on the Hammock of a new hotel on 16th. Ave. which I have forwarded to the County Commissioners. I would appreciate it if this might be distributed to members of the Planning Board. I could not find their respective emails on the Flagler County site.

As a concerned resident of the Hammock and someone interested in finding a creative solution, I would be interested in presenting my views in the upcoming public meeting I understand on December 7th. Is there a procedure to get on the agenda to make a very short five minute presentation?

Christopher Goodfellow

Sent from Windows Mail

Adam Mengel

From: chris goodfellow [goodfellow@bahama.com]
Sent: Wednesday, November 19, 2014 5:49 PM
To: Adam Mengel
Subject: Re: Hammock Hotel Development

Thank you Adam. I will let you know about the meeting and a presentation. I want to gauge initial reaction to it.

On Wednesday, November 19, 2014, Adam Mengel <amengel@flaglercounty.org> wrote:

Hi Mr. Goodfellow:

Your message has been received and the email and attachment have been added to the public record. These comments will be part of the next upload to the County's webpage to occur at the end of this month, where the text can be read by all parties.

As for any presentation made as part of public comments related to a pending application before the Planning and Development Board or Board of County Commissioners, the time limit for presentations is set by policy at three minutes each. However, the Board, through consensus, may allow additional time for any speaker. Additionally, if you have a PowerPoint presentation to make, we would like to receive it in advance so that it may be uploaded. By the way, the meeting is on Tuesday, December 9th; the 7th is a Sunday.

Please contact me with any questions.

Thank you,

Adam

From: goodfellow@bahama.comgoodfellow@bahama.com]
Sent: Wednesday, November 19, 2014 3:53 PM
To: Adam Mengel
Subject: Hammock Hotel Development

I have obtained your email address off the website.

Please find attached a PDF of a document concerning the proposed development on the Hammock of a new hotel on 16th. Ave. which I have forwarded to the County Commissioners. I would appreciate it if this might be distributed to members of the Planning Board. I could not find their respective emails on the Flagler County site.

As a concerned resident of the Hammock and someone interested in finding a creative solution, I would be interested in presenting my views in the upcoming public meeting I understand on December 7th. Is there a procedure to get on the agenda to make a very short five minute presentation?

Christopher Goodfellow

Sent from Windows Mail

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.

This copy is for your personal, noncommercial use only. You can order presentation-ready copies for distribution to your colleagues, clients or customers [here](#) or use the "Reprints" tool that appears above any article. [Order a reprint of this article now.](#)

club at hammock beach

Proposed \$72M resort project concerns some Hammock residents

By [Julie Murphy](#)

julie.murphy@news-jml.com

Published: Wednesday, November 19, 2014 at 6:17 p.m.

A proposal for a new \$72-million lodge and conference center at the Club at Hammock Beach is meeting resistance from some residents on the Flagler County barrier island.

"This is a Hammock issue, not a Hammock Beach issue," said resident Lynne Rosewater. "The Hammock is a very special place and this is going to be devastating to the community."

The "total lodge building," if approved, would be in the same location as the current, smaller facility, called "The Lodge," which is located off State Road A1A at 16th Road, according to information provided by Salamander Hotels & Resorts and The Club at Hammock Beach.

The proposal calls for 171,000 square feet and would include 198 guest rooms, a pro shop, locker rooms, club rooms, a billiards room, a library, a restaurant, private dining, a bar and lounge, ballrooms and meeting rooms.

Prem Devadas, president of Salamander, said by phone Wednesday that the project has been in the works for a year with the input of property owners and current club members.

"The impetus was a general meeting of over 400," he said. "We took a straw poll, more than 400 ballots were cast, and over 86 percent were cast in favor of a new lodge. You can never have something that 100 percent of the people will approve of."

The proposal is scheduled to go before the county Planning and Development Board at 6 p.m. Dec. 9 in commission chambers at the Government Services Building in Bunnell.

"My concerns are the over-development of the barrier island," Hammock resident Geraldine Gilson said. "They want to build it on the golf course. There are so many aspects of this — the dunes, the sea turtles. They want to remove part of the hammock of trees. It's things like this that concern us."

Flagler County planning director Adam Mengel said "there are some contentious issues" but added the proposed project is within the existing 8-acre footprint of The Lodge. That area is technically on the golf course, he said, but it is a developed area.

Mengel said a 2009 proposal to build "561 dwelling units" in the same area that would have called for closing a portion of 16th Road was nixed.



Provided by Flagler County A conceptual drawing shows a proposed new \$72-million lodge and conference center at the Club at Hammock Beach in Flagler County.

“It’s not the same thing,” Mengel said. “This is 198 hotel rooms and closing a portion of the road is not part of this application. That makes it different.”

The proposed building is no taller than the current building, is no closer to the beach and does not encroach on the golf course, Devadas said.

“It’s a plan that we continue to refine,” he said. “We had take-aways that we’ve incorporated in from the previous planning board meeting that we will be presenting.”

But there are homeowners, like Rosewater, who believe their property values will decline if the new lodge and conference center is built. She also questions where a “few hundred guests” would park their cars.

“In the summer, traffic waiting to come in is already an issue,” Rosewater said.

Joy Ellis said the plan is “in opposition” to Flagler County’s Comprehensive Plan.

“The county is supposed to look at these guiding documents,” Ellis said. “Some 1,400 scrub oaks would be wiped out by a parking lot, and they are going to put a golf path on the dunes.”

Mengel said some trees would be sacrificed but they are not part of the oak hammock the area is known for.

“They are trees that were put in as part of the development,” Mengel said.

The golf path would be relocated, but not to the dune.

“There is some emphasis on parking,” Mengel said. “The thought is that you park once and enjoy the amenities that are there. It’s up to the applicant to show that there is ample parking.”

It is important to keep the club competitive with neighbors up and down the coast, Devadas said.

“This is a \$72-million investment into Flagler County,” he said. “From a job standpoint, it will provide an additional 150 jobs during the peak season, plus the construction jobs.

“We look forward to presenting the information to Flagler County.”

Copyright © 2014 News-JournalOnline.com — All rights reserved. Restricted use only.

Gina Lemon

From: Robert E. Dickinson [dickinsonci@aol.com]
Sent: Tuesday, November 25, 2014 9:18 AM
To: Gina Lemon
Subject: Fwd: Adam Mengel's Inaccurate Remarks to the News Journal

FYI

Robert E. Dickinson , RLA
10 Florida Park Drive North, Suite D-1
Palm Coast, Florida 32137

Phone : 386 446-8304
Fax : 386 446-8306

Cel Phone : 386 931-2853

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

From: Dr. Lynne Bravo Rosewater <lynnerosewater@me.com>
To: crowet6 <crowet6@gmail.com>; mboyd <mboyd@bellsouth.net>; dickinsonci <dickinsonci@aol.com>; Coryi62 <Coryi62@earthlink.net>; laureenkornel <laureenkornel@hotmail.com>; rreinke <rreinke@aol.com>; pam4houses <pam4houses@gmail.com>
Sent: Fri, Nov 21, 2014 6:04 pm
Subject: Adam Mengel's Inaccurate Remarks to the News Journal

Dear Zoning and Planning Board Members Commissioners,

If you read the **News Journal** article by Julie Murphy on Thursday, Nov. 20, entitled, *Some Residents Oppose \$72M Resort Project*, I'm sure you saw that Adam Mengel made two absolutely incorrect comments: Mengel stated, "there are some contentious issues," but added that "**the proposed project is within the existing 8-acre footprint of the Lodge... The area is technically on the golf course but is a developed area.**" (My use of bold lettering). No mention of the fact that land is plat restricted, even though he was advised of this at the last Zoning and Planning meeting by Thad Crowe, the chairman of the Zoning and Planning Board. In addition, Mengel seems to imply that if Lubert/Adler owns the land, the proposed hotel can be built there. Secondly Mengel commented on the trees Salamander has asked to be removed for parking on the south side of 16th Road that "**they are the trees put in as part of the development.**" (my use of bold lettering). Actually, as horticulturist, Louise Leister stated in her report, the trees are over 100 years old and contain 1457 scrub oaks. Both the Ocean Hammock PUD and the Hammock Beach PUD specifically have a section devoted to preserving scrub oaks.

As a citizen of Flagler County I am appalled that Adam Mengel can be make statements that are both advantageous to the Salamander proposal and so utterly inaccurate.

Dr. Lynne Bravo Rosewater
200 Ocean Crest Drive, Unit 815
Palm Coast, FL 32137
216-965-6260
lynnerosewater@me.com

Adam Mengel

From: George Hanns
Sent: Saturday, November 22, 2014 1:31 AM
To: Albert J. Hadeed; Adam Mengel; Craig Coffey
Subject: FW: Public Statements of Adam Mengel

From: Dr. Lynne Bravo Rosewater [lynnerosewater@me.com]
Sent: Friday, November 21, 2014 5:53 PM
To: George Hanns; Frank Meeker; cerickson@flaglercounty.org; Barbara S. Revels;
nmclaughlin@flaglercounty.org
Subject: Public Statements of Adam Mengel

Dear Flagler County Commissioners,

If you read the News Journal article by Julie Murphy on Thursday, Nov. 20, entitled, Some Residents Oppose \$72M Resort Project, I'm sure you saw that Adam Mengel made two absolutely incorrect comments: Mengel stated, "there are some contentious issues, "but added that "the proposed project is within the existing 8-acre footprint of the Lodge...The area is technically on the golf course but is a developed area." (My use of bold lettering). No mention of the fact that land is plat restricted, even though he was advised of this at the last Zoning and Planning meeting by Thad Crowe, the chairman of the Zoning and Planning Board. In addition, Mengel seems to imply that if Lubert/Adler owns the land, the proposed hotel can be built there. Secondly Mengel commented on the trees Salamander has asked to be removed for parking on the south side of 16th Road that "they are the trees put in as part of the development." (my use of bold lettering). Actually, as horticulturist, Louise Leister stated in her report, the trees are over 100 years old and contain 1457 scrub oaks. Both the Ocean Hammock PUD and the Hammock Beach PUD specifically have a section devoted to preserving scrub oaks.

As a citizen of Flagler County I am appalled that Adam Mengel can be make statements that are both advantageous to the Salamander proposal and so utterly inaccurate.

Dr. Lynne Bravo Rosewater
200 Ocean Crest Drive, Unit 815
Palm Coast, FL 32137
216-965-6260
lynnerosewater@me.com<<mailto:lynnerosewater@me.com>>



Scenic A1A PRIDE

(Promoting Rational Integration of Development and Environment)

Hammock Community Center: 9:00 a.m.

Minutes of Meeting – Friday, *October 24, 2014*

Attendees (*Indicates Director and (n) indicates length of current term)

*Anne Wilson, Chair (1)	Jeff Southmayd	Jack & Patty Haemmerlein
*Marge Rooyakkers, Vice Chair (3)	Ann Butler	Carol Scott
*Dennis Clark, Recording Secretary (1)	Vincent Vitrano	Marilyn Bagdonas
*Donna Richardson-Drevniok, Correspondence Secretary (2)	Ken Schultz	Skip McDaniel
*Mary Ann Ruzecki, Ocean Shore CME (3)	Frank & Cindy DeAngelo	Gail & Jack Fretz
*Frank Carelli, Code Enforcement (1)	Jeanette Prellwitz	Janet Finan
*Don Hoskins (3)	Andy Covell	Glenn Ramsey
*Marianne McNeil (2)	Tim Hicky	Pat & Vince Lopez
*Sonja Zander (3)	Charles Kerr	Brad Hauer
*Judy Griswold (3)	Bob & Tricia Redd	Denise Calderwood
*Carole McCleery (2)	Sylvia Whitehouse	Prem Devadas (Salamander Resorts)
Alma Nemrava - HCC	Lynne Rosewater	Daniel Baker (ACP Communities)
Jane Culpepper	John Mampe	Tim Digby (Hammock Beach Resort)
Thomas DeVore	Vincent Lyon	Doug Gutierrez (Flagler County Planning)
Lorene Schober	Marilyn Miller	Garry Balogh (FDOT)
	Judy Jack	

I. Call to Order

Anne Wilson called the meeting to order at 9:08 AM with a roll-call of board members. A quorum was confirmed with eleven board members present.

II. New Business

A. Announcements

- Nov 2 – Spoonbills and Sprockets Cycling Tour – volunteers needed. Contact Marge Rooyakkers.
- Nov 15 – Super Scenic 72-Mile Garage Sale – need volunteers and donations of items for sale.

B. Hammock Beach Resort to address concerns from prior reviews (Daniel Baker)

Prem Devadas and **Daniel Baker** presented proposals to address specific concerns that surfaced at the Sep 26 Scenic A1A PRIDE meeting including, capacity requirements of luxury resort, beach overcrowding, excess traffic, loss of mature vegetation, turtle nesting concerns, building heights.

Offers were made to:

- Move the buildings 15 feet back from the Coastal Control Line.
- Allow public beach parking in the proposed lot on the south side of 16th Road.
- Convey one half acre of private beach (80 feet of beach property south of 16th Road) to Flagler County.
- Construct a covered public pavilion.
- Rebuild the public restrooms with storage facilities for HB lounge chairs.
- Resurface the parking area. Maintain the public beach access area and facilities.
- Provide for Beach Rescue facilities.
- Restore the dune where the grassy area currently exists.
- A new traffic study will be implemented.

The projected schedule of events would be Nov-12 approval by Planning Board, Nov-17 approval by Board of County Commissioners, Dec-Jan-Feb to start condominium renovations, In 2015 procure permits and detailed documents along with construction of temporary facilities, Then Jan 2016 Demolition, and Feb 2016 start construction with goal of being open in fall of 2017.

Anne Wilson opened the floor for questions, and for public statements. Questions or statements were voiced by the following attendees: John Haemmerlein, Joe McFadden, Jeff Southmayd [see <http://www.thehammock.org/public-downloads/>], Vincent Vitrano, Ann Butler, Don Hoskins [statement read is attached], Jeanette Prellwitz, Tim Hickey, Frank DeAngelo,

Anne Wilson read statements from those sent to her by people who could not attend: Stephen Hatcher, Joy Ellis, Doug and Linda Hager, Lynne Rosewater, and John Battencourt. [statements are attached]

Anne Wilson asked for additional closing statements. Those giving statements were as follows; Ken Shultz, Vincent Vitrano.

Prem Devadas and Daniel Baker gave their closing statements.

Anne Wilson asked if the committee had any additional comments. Marge Rooyakkers made a statement [statement attached]

Anne Wilson asked if anyone wanted to take any additional action beyond our motion from the last meeting. No action was voiced by board members.

Vincen Vitrano gave a statement, followed by Unknown Male.

Prem Davedas stated that, if approved by the County, then we will continue to work with Scenic AIA PRIDE on changes.

Anne Wilson stated that we are not a regulatory agency in any way. We are just an advisory committee.

Unknown Male spoke in favor of the development, followed by Vincent Vitrano once again.

Anne Wilson announced a short break to allow people to leave.

C. Other New Business

- None.

III. Approval of Minutes

Frank Carelli moved that we approve the minutes from August 22, 2014. The motion was seconded by Donna Richardson-Drevniok and carried. Frank Carelli moved that we approve the minutes from September 26, 2014 with one correction. The motion was seconded by Marianne McNeil and carried. Frank Carelli moved that we approve the minutes from October 9, 2014. The motion was seconded by Marge Rooyakkers and carried.

IV. Old (unfinished) Business

A. Correspondence (Donna Richardson-Drevniok)

Letters were sent with our reviews of Hammock Beach Resort (Salamander), Select Realty, and Varn Park expansion.

B. Parks & Billboards Updates

Doug Gutierrez has reviewed and approved plans for the MalaCompra Connector Trail project.

Marge Rooyakkers reported that the billboard outside of Hammock Dunes will soon be replaced by a "Hammock Dunes" monument sign similar to the one at Marineland.

C. Committee Reports

1) **Friends of A1A and Fundraising (Marge Rooyakkers)**

The garage sale is Nov-15 and two raffle tickets are being prepared with donations from local businesses. One will be for St. Johns and the other for Flagler County. Donated items may be left in Anne Wilson's front porch. Marge Rooyakkers needs someone with a truck to carry items to the sale. Spoonbills and Sprockets is coming along.

Garry Balogh reported that a nine-chapter manual is being prepared where Scenic Byways must get designated under a more streamlined process. Five-year Corridor Management Plan updates will now be "work plans" The term "Corridor Management Entity" will be replaced with "Byway Organization." Two funding opportunities are available (handouts distributed). The **Landscape grant** is a one-page application with a conceptual plan. It calls for more emphasis on trees than shrubs. Landscaping also slows traffic. On the website it's called the 1.5% plan and does not require matching funds. It should be submitted in the next two months for funding by July 2015. The other one is the **Transportation Alternatives Program (TAP)** can be used for bike paths, conversion of abandoned railroad corridors, recreational trails, etc. This one requires 20% matching funds.

Anne Wilson suggested that we use it to get the Marineland Palm trees replaced and along A1A in front of the parking lot landscaped. River-to-Sea Park on the East side has poor landscaping. We need County approval and the Grant Writer position has been eliminated. Carole McCleery asked if this could be used for landscaping the removed billboard locations.

Frank Carelli asked about the selection process for the mowing contractors. Marge Rooyakkers asked for FDOT's position on low speed vehicles (golf carts and scooters). Frank noted that it is impossible to give bicycles three feet of room. Garry offered to bring an expert in to talk to us about that.

2) Ocean Shore Scenic A1A CME (Mary Ann Ruzecki)

None.

3) Resource Protection, Parks & Recreation Advisory Board (George Harnden)

None.

4) Site Review (Dennis Clark and George Harnden)

Anne Wilson noted that the Planning Board reviewed the Select Realty application and proposed that the oak trees on the south property line be removed. The result was to approve the earlier (2012) plan with the parking in the front. Anne requested that the landscape buffer on A1A survive at least two years. The Planning Board voted to approve with that condition.

5) Land Development Code (LDC) Advisory Committee (Dennis Clark)

Scenic A1A Signs and Tree Protection are expected to be reviewed on November 13 at 5:00 pm at the Emergency Management Center. Dennis Clark will send a reminder email.

6) Code Enforcement (Frank Carelli, Andy Johnson)

Andy Johnson was notified that the trashcan across from the Palm Coast Villas needed emptying. Cans and trash are thrown into the retention ponds. The "Welcome Bikers" sign should be removed at the Hip Café at MalaCompra Rd. Sonja Zander noted that the vegetation is very overgrown along the bike path on Jungle Hut Rd. She will contact Heidi Petito.

7) The Hammock Business Association-HBA (Marge Rooyakkers or Carole McCleery)

The meeting will be held on Wednesday. There is no report from the prior meeting.

8) Land Acquisition (Anne Wilson)

There was no meeting. Amendment 1, if approved, will provide additional funds.

V. Other Old (or unfinished) Business

None.

VI. Adjourn and Next Meeting

The meeting was adjourned at 12:35 PM. The next meeting is scheduled for [November 21 \(Third Friday\)](#).

ATTACHMENTS to 10/23/14 minutes

Anne Wilson

From: John Bettencourt [jvbetten1@aol.com]
Sent: Thursday, October 23, 2014 6:18 PM
To: annewilson@cfl.rr.com
Cc: Ann Butler; Sylvia Whitehouse; Jeff Southmayd; Roger Cullinane; Mike H; Dr. Lynne Bravo
Rosewater; Joy Ellis
Subject: LA / Salamander Hotel Project

Dear Anne,

I am unable to attend the Scenic A1A meeting tomorrow but wanted to pass along my feelings regarding the proposed mega Hotel / Convention center project.

I appreciate the efforts of all Scenic A1A members who work very hard to preserve and protect the 'old Florida' ambience of the Hammock Communities.

Despite your NOPC testimony in 2011, this Owner is at it again. They seek fewer units, but will create the same congestion along the A1A corridor and 16th Road.

In the last Scenic A1A meeting on October 9, Mr. Daniel Baker (LA) announced his vision for the Hammock Beach Club....now to be a mega Hotel Resort / Convention Center with 'bustling' shops along A1A, his words, we all heard it. How does this fall within the parameters of 'preserving the old Florida' ambience of the A1A corridor?

LA / Salamander is claiming they are merely replacing the 20 room Lodge, initially built as a 'golfers only' retreat, with a 198 room Hotel plus a Convention Center (on a small parcel of land). This ~10x increase in rooms et al, breaches the intent of the 'buffer space' / land given to LA in the 2002 land swap with Flagler County.

It also violates 'land in perpetuity' assurances given to folks who bought here from 2003-2006.

If Ocean Hammock residents waive the deed restriction rights on Hammock Beach Club (HBC) plat 35, this opens expansion, possibly equalling NOPC 1 levels through time. This sets a dangerous precedent, placing other 'deed restriction' agreements within Flagler County in jeopardy.

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.

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.

Expansion along A1A is inevitable and welcomed in responsible form. 'Plopping' a 198 room Hotel / Convention Center in the midst of an existing resort falls short of that objective. Please do not approve this project as it stands. Thank you for your consideration.

Respectfully submitted,

John Bettencourt

Anne Wilson

From: Dr. Lynne Bravo Rosewater [lynnerosewater@me.com]
Sent: Tuesday, October 21, 2014 8:39 PM
To: annewilson@cfl.rr.com
Subject: My Letter to the a1A Board

Anne,

I will be out of town for a family celebration in Cleveland, Ohio and will not be able to be present at the A1APride Meeting. I would like to pass on my comments and ask that you please forward them to the Board members to be used in conjunction with the presentations on Friday, October 24, 2014.

I anticipate that Prem Devedas will pull the 16th Road parking out of the Salamander proposal and tell the board members he has heard your concerns and replied to them.

I would counter that Prem is not interested in environmental impact and that he simply wants this 198 hotel consisting of two buildings and a glass surround to be built.

The Salamander Plan calls for concrete to cover 10.2 acres of former green space Taking out all the trees on the land to put in 171,000 square feet of concrete that come right up to the dunes. The chair and vice-chair of the Zoning and Planning Board both stated that these building were too close to the dunes. In addition the expansion of the parking lot will eliminate 11, 382 square feet of developed trees will be removed, including 28-scrub oak, which under the PUD of both the golf course and Hammock Beach must be preserved.

The 25 acres that were given to Bobby Ginn (the head of Development at Lowe's) in exchange for extra acreage at Malacompra Beach is where the Salamander Hotel (The Lodge is a golf building, not a hotel) would be placed, giving that land an added value of 50-70 million dollars. This is an affront to the promise made to keep the Golf Course as a barrier to the ocean.

The issues regarding the privatization of the beach and the problems with adding another 200-400 people on the beach is a direct threat to maintaining Old Salt Park as a public beach. Another indication of the privatization of the Beach is that Hammock Beach is selling food and drinks to members on the beach. A hotel at the golf course also makes for added congestion on 16th Road, a county road that is the means of access to Old Salt Park.

10/21/2014

The Hammock is renowned for its rural nature. Bringing in an additional hotel that belies the promise of the developers of Hammock Beach to maintain green space and keep this rural tone.

Please affirm your decision to turn down the Salamander proposal. It is good for the pockets of Luber/Adler and Salamander Resorts, but it is not good for the people of the hammock.

Anne Wilson

From: Doug and Linda Hager [ldhager@cfl.rr.com]
Sent: Tuesday, October 21, 2014 9:40 AM
To: annewilson@cfl.rr.com
Cc: Ann Butler; Joy Ellis
Subject: Preservation of the Hammock
Attachments: lodge parking 002.JPG; lodge parking 003.JPG

Dear Anne,

We are residents of Ocean Hammock and long time members of Ocean Hammock Golf Course, which later was purchased by the Club at Hammock Beach. We treasure this jewel of a location and community and want nothing more than the Club to be successful. We also all recognize that the Lodge needs replacement sooner rather than later. However we are not in favor of the proposed development for several reasons.

First and most importantly, 7 years ago we invested in a 1 bedroom condo at the Club for a price of \$517,000 with another neighbor. It has always been in the rental pool and has an occupancy of about 60%. There are 120 of those units, nearly all in the rental pool, which after fees, owners receive just under 50% of the gross revenue, the Club retaining the rest. With no one to blame, that investment is now worth somewhere under \$150,000 and we have been trying to sell for over a year now, with no luck. Needless to say proposed multiyear construction outside our balcony will not help this effort.

Our main concern is that with 120 units and only a 60% occupancy rate, how can another 198 rooms, newer, closer to the ocean and where the Club retains 100% of the revenue be of benefit to those owners who invested in the Club many years ago? We have asked for the Club to provide some guarantees to these owners, minimally during the construction period, but nothing has been proposed. Our unit is on the lower floor of the south side and the view will be compromised as the parking is expanded and if approved as proposed will even run down the south side of 16th road. It is hard to see how, from any vantage point that this will benefit current 1 bedroom owners.

Our second concern is about parking for the new building . Attached are several photos taken in recent weeks, showing how full the current parking lot is on a typical day, no tournament or events occurring. And this is when there are only 10 rooms in the current lodge! How can there possibly be adequate parking for the cars 198 rooms require? Where do the golfers, members and visitors park? To allow parking on the south side of 16th road would be a travesty and cause a significant decline in the pristine beauty of the Hammock's entrance to the beach.

Finally, on a busy summer day this area of the beach is jammed. With the Clubs members and visitors claiming much of the beach to the north of the 16th Road entrance, another possible 400 hotel guests will only encroach to the south side. It will be easy to see that long time Hammock residents will be squeezed out of what has been historically their often used beach access point.

No one has been a better steward of the beautiful and unique area than the Scenic A1A. We have full confidence this dedicated group will continue to enjoy that this treasure is preserved for us and our families.

Sincerely,

Doug and Linda Hager, 3 Atlantic Pl, Palm Coast

10/21/2014

Donald M. Hoskins
2 Lantarace Drive
Palm Coast, Fl. 32137-2606
386-446-5746, e-mail donaldhoskins@bellsouth.net

10/23/2014

The Scenic A1A Scenic Highway Committee is not against development but, this development, if allowed to continue with its proposed changes to the current plat will; in my opinion open up the area for other developments over which the county will have little control.

Sometimes when an organization wishes to remodel one of their facilities they let it slide by delaying or forestalling needed repairs.

These organizations always say what a great improvement these developments will bring to the area. The one thing that they don't do is rarely if ever provide a means for the local community other than those with the necessary funding to enjoy the benefits of these developments.

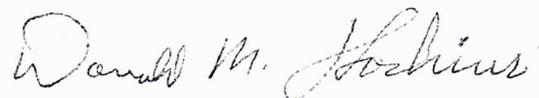
The other things that these developers promise are the increase in taxes that the facility will bring along with the jobs that will occur; plus the area stores and other sites that will benefit from these visitors.

Additionally these hotels and clubs because of their height cause a virtual 3PM sunset along the beaches.

The beaches are public property but all along the entire United States eastern coastline have in many cases became virtually private beaches; where those who do not live in a gated community or are guests in the hotels have little access to this natural resource.

In the few areas where public access is granted to the beach areas and these access areas are near hotels and gated communities in many cases; the public becomes discouraged due to crowded conditions in these areas.

I would recommend that the A1A Scenic Highway Committee recommend to the county that this development be denied.



Anne Wilson

From: Joy Ellis [joyellis@cfl.rr.com]
Sent: Monday, October 20, 2014 8:07 PM
To: Anne Wilson
Cc: Alma Nemrava
Subject: Please Act to Preserve the Hammock

Dear Ms. Wilson,

I cannot be at the Scenic A1A Pride Committee meeting because I will be out-of-town, but I do want to make my voice heard. Would you please forward this message to your committee members and any other person who you feel would need to see it. I hope they will have time to read it prior to the meeting. Thank you so much.

Joy Ellis

Dear Scenic A1A Pride Committee Members:

Leaders within the Hammock community have done much in the past to preserve the natural beauty and distinctive flavor of the Hammock. For that, I thank you and hope that you will continue that tradition of conservation.

The new hotel plans include 198 hotel rooms on land which was platted recreation in perpetuity. The wording of the plat addendum is clear and firm.

“Whereas, Developer has applied for and the County has approved a plat for the Ocean Hammock Golf Course Subdivision located within Flagler County, Florida. 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.”

“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 governmental usages approved by the Board of County Commissioners.”

Development of this site is not inevitable if the guidance of the plat restrictions are followed. If this site is opened for a hotel, there will be decreased opportunity to control additional development. Mr. Devadas, Salamander’s very persuasive spokesperson, said that at the Amelia Island Plantation, a similar-sized hotel to their proposal, was deemed inadequate by the new owners who will double the number of rooms to 406. He cited other resorts with rooms ranging from 450 to 590 rooms. There is little doubt that the plan you are being asked to support is simply the beginning.

The presence of a hotel where EACH of the two wings is very close in height and width to the current

Lodge and where one of those wings will loom over Old Salt Park is inconsistent with the goals of “golf course, open space, parks, dune preservation or such other appropriate recreational or governmental usages” from above. It is interesting that the developer often makes no mention of the depth of the hotel in public discussions. We do know that the area is being increased from 40,000 sq. ft. to 171,000 sq. ft. and that does not include the added parking.

Besides a hotel overshadowing the beach and looming over Old Salt Park, the developer wants to run the golf cart path right up next to or even within the dunes. The buffer that the golf course was designed to be is being modified to the very serious detriment of the dunes.

The Old Salt Park, which was promised by the former developers, will be seriously impacted. Public access to the beach will be limited by the construction and later by the congestion caused by the new hotel. While the developer would have us believe that the Scenic A1A Byway will not suffer, we see that even the weekly influx of visitors to Cinnamon Beach at the Ocean Hammock gate causes traffic problems on Hammock Dunes Parkway. The beach belongs to the public, not private owners for their financial benefit. Why should county residents' access be limited in order to meet the needs of a developer?

The destruction of numerous native oaks within the right of way of 16th Road in order to create a parking lot cannot fail to bring to mind the lyrics, “They paved paradise and put up a parking lot.”

There are many stakeholders in this decision who have not been part of the discussion. Some of my friends and neighbors have bought into the belief that a new hotel will give them access to a luxury facility and promised improvements to the existing club, although an unknown financial backer may not agree to those expenditures. The other residents of the Hammock will be affected by this development and the opening of the beach to hotel(s). Other Flagler County residents, who are not currently engaged in this discussion, will also have their access limited even though they may be unaware of what is happening.

The developer says they will act to respond to suggestions. If so, the developers should recognize and embrace this unique and fragile environment and build their hotel on a location which is not environmentally sensitive and shuttle hotel guests to the golf course which would do much to resolve this problem.

The developer would have you believe that their development is inevitable. It is not, and your rejection of this plan will do much to draw the attention of the Flagler County Planning and Development Board and the Flagler County Board of Commissioners who know you to be responsible evaluators of development. Please reject this plan and remind the Flagler County officials of the clear promises made.

My husband and I came to the Hammock after an extensive search of coastal areas in South Carolina, Georgia and Florida. What made the Hammock so rare and special was the of lack of congestion caused by development. The developers want to build a resort right on the ocean. Their idea of beauty, artificially-created for the benefit of a few, conflicts with the natural beauty and history of the Hammock. This development will change the ambiance of the Hammock. This natural, uncongested neighborhood will become a poor imitation of Daytona Beach, South Florida, Naples, Captiva and in fact, many other upscale coastal communities. Don't let the developers destroy this rare and precious community.

Respectfully,
Joy Ellis

10/20/2014

Anne Wilson

From: Stephen Hatcher [stevehatcher@cfl.rr.com]
Sent: Monday, October 20, 2014 8:22 PM
To: Anne Wilson
Subject: Scenic A1A meeting regarding the Hammock Beach Lodge

Dear Ms. Wilson:

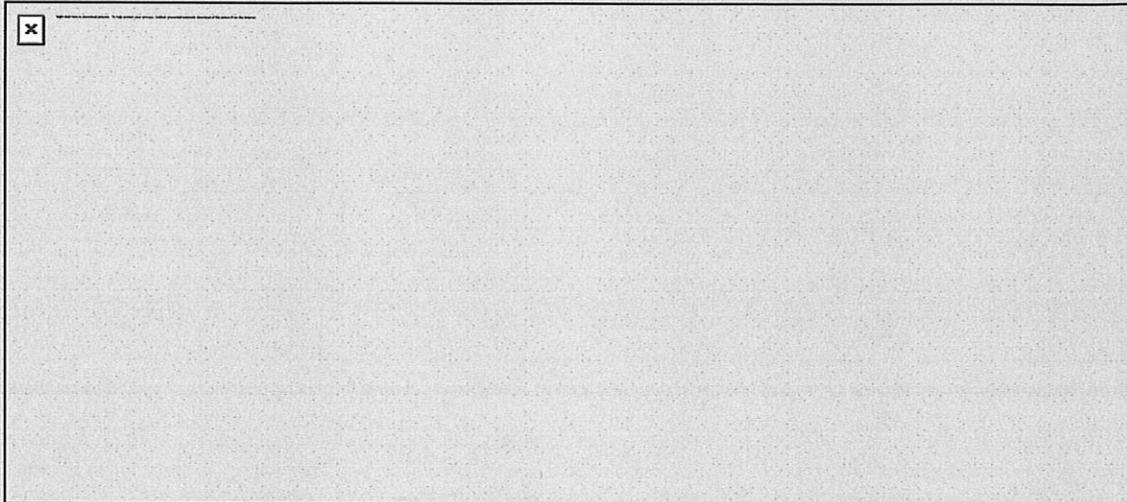
Following are my objections to the proposed expansion of the Hammock Lodge. Will you please forward them to the other members of your committee? Thanks for your help on this, and a special thank you to you and your committee for all of the fine work you do to preserve the uniqueness of the Hammock.

- The Hammock Beach Resort is not a good steward of the beach and the beachfront environment. The resort staff does not regularly pick up trash left from people utilizing their beach umbrellas and chairs, and they do not reduce beachfront lighting during the turtle-nesting season. This situation is a major problem with the current twenty-room hotel; it would be intolerable with a two hundred-room hotel.
- The Resort's application to the County provides for 98 parking spaces on the south side of 16th Road. The proposed parking lot would occupy much of the space between the golf-course cart path and 16th Road, which would virtually eliminate the current greenbelt and mature scrub oaks in this area. Ironically, the proposal is fundamentally unworkable, because the west end of the proposed parking lot is the landing zone for errant golf shots from the 10th tee of the golf course.
- The Resort's proposal does not adequately provided for parking, because it fails to address either the increases in Club membership resulting from the significant uptick in building activity in the Hammock Beach community or the fact that a significant portion of the parking in the Hammock Beach condominium facility is not available to either Resort guests or members not living in the condominiums. This increases the risk that there will be insufficient parking, and resort guests and golfers will utilize the parking spaces in the County Park.
- Lastly, Old Salt Park is a fraction of its former size. The proposed hotel would dwarf it and make the park relatively unusable for county residents, since there is no other beach access for residents between Jungle Hut and Malacompra.

Adam Mengel

From: Scenic A1A PRIDE [scenica1a@gmail.com]
Sent: Saturday, November 22, 2014 10:01 AM
To: Adam Mengel
Subject: A1A PRIDE Approved Minutes from 10/24/14

View in Browser [Click here](#)



To Scenic A1A PRIDE full distribution:

The approved minutes are available online at these links.

Minutes: [A1A minutes 2014-10-24.pdf](#)

Attachments: [A1A attachments 2014-10-24.pdf](#)

The next scheduled meeting dates, at 9:00 am at the Hammock Community Center are 12/19 (THIRD Friday)

2015 Dates: 1/23, 2/27, 3/27, 4/24, 5/22, 6/26, 7/24, 8/28, 9/25, 10/23, 11/20, 12/18

Don't forget the following local events:

- [Salt Air Farmers Market in Marineland](#) - Now every Sunday
- [Holiday at the Beach](#) - Dec 5-6, Flagler Beach
- [Flagler Art and Wine Shuttle](#) - Dec 7
- [GTMNERR events](#)
- [Washington Oaks upcoming events](#)

More information and events are available at www.ScenicA1A.org - **Please Join Our Organization**

Sign up for emails at the "Update Profile" link below.

Mail composed and sent by Dennis Clark, Recording Secretary
Scenic A1A PRIDE, a part of
Friends of A1A Scenic & Historic Coastal Byway | 904-425-8055 |
ScenicA1A@gmail.com | www.ScenicA1A.org
2175 Mizell Rd
St. Augustine, FL 32080

Forward this email



This email was sent to amengel@flaglercounty.org by scenica1a@gmail.com |
[Update Profile/Email Address](#) | [Rapid removal with SafeUnsubscribe™](#) | [Privacy Policy](#).



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

Adam Mengel

From: Craig Coffey
Sent: Saturday, November 22, 2014 6:28 PM
To: Adam Mengel; Sally A. Sherman
Subject: Fwd: Hammock Beach Expansion article

Sent from my iPad

Begin forwarded message:

From: "Frank J. Meeker" <fmeecker@bellsouth.net>
Date: November 22, 2014 at 5:17:51 PM EST
To: 'Benny' <jvbetten1@aol.com>
Subject: RE: Hammock Beach Expansion article

Got it. I'll see the comments are incorporated into the necessary files for consideration and discussion.

Frank

From: Benny [<mailto:jvbetten1@aol.com>]
Sent: Saturday, November 22, 2014 11:11 AM
To: Frank J. Meeker
Subject: Fwd: Hammock Beach Expansion article

He Frank, keeping you up to speed....this about sums it up....

No word from others on the other 2 items send a week or so ago....it probably went to the 'largely ignored file, just another taxpayer who pays our salary. Oh well, every dog has his day!

Take care, hope you and all are doing well.

John

Sent from my iPad

Begin forwarded message:

From: Benny <jvbetten1@aol.com>
Date: November 22, 2014 at 10:51:01 AM EST
To: "krys.fluker@news-jrnl.com" <krys.fluker@news-jrnl.com>
Subject: Fwd: Hammock Beach Expansion article

Thank you for your recent article regarding Hammock Beach expansion. With respect, I believe your team omitted some very important information.

In 2002, the 'Hotel' land in question was acquired by Lowes LLC in a land swap with Flagler County. The condition was the property would remain a beachfront buffer in perpetuity, deed/plat restricted for golf course-related activities only.

This property was subsequently sold to Lubert Adler who knew of these property restrictions. Surrounding Hammock Beach properties were aggressively sold under that premise, all buyers were assured no one could ever build commercial/residential structures.

Lubert Adler is requesting a zoning change for this beachfront parcel of land, allowing commercial expansion. In essence, land given by the county would become an immediate gift of millions of dollars to the developer if approved.

This 'bait and switch' tactic has the Community divided....Mega-Hotel / commercialization of A1A advocates are 'for it' whereas those who bought here for a 'old Florida' lifestyle (as advertised by the developer) are 'against it'.

Our view, this is not a popularity contest, we expect the developer to live up to all assurances given to those who bought here and respect others in the A1A Community. The State of Florida judicial system ruled on this in 2011, and rejected the 'mega expansion' master plan on this very narrow parcel of land.

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 are 'for' expansion that grows our community, create jobs and protects the environment. Our 'Cultures of Conservation' mindset is important for future generations.

We are prepared to work with the Developer on other options that will create a 'win-win' scenario. Let's hope they are open to new ideas.

Thank you..

Respectfully submitted,

John Bettencourt
Palm Coast

Adam Mengel

From: Ann Butler [annbutler110@cfl.rr.com]
Sent: Saturday, November 22, 2014 4:02 PM
To: Adam Mengel
Cc: Barbara S. Revels; Charles Ericksen Jr.; Frank Meeker; George Hanns; Nate McLaughlin; Craig Coffey; Julie Murphy
Subject: Proposed Hotel on 16th road
Attachments: Tree inventory 16th Road Finished copy2.docx

M r. Mengel, I am writing to express my concern that you have either been misquoted or very misled. The article in the News Journal indicates you said some trees would be sacrificed but they are not part of the oak Hammock the area is known for. It quotes you as saying "They are trees that were put in as part of the development. That information is incorrect! The proposed **new** parking lot along 16th road will cause the removal of 1452 scrub oaks some over a hundred years old as well as many other native species. These trees were not put in by the developer. They are what is left from the destruction of much more scrub when the golf course was built. This relatively small buffer protects the even larger oaks and native trees to the west from the wind, salt spray and sand. It is home to many birds and other animal species. It provides protection from the wind, food and nesting areas for many birds and other wildlife. Perhaps you were referring to the 16th road right of way which **cannot have parking by plat restriction**. That area certainly does contain trees and other plantings put in by the developer. If the **present** lodge parking lot is enlarged to the north as per the Salamander plan there are an 28 scrub oaks that would be removed. In addition there certainly are other trees in that buffer that were planted by the developer. To the south buffer there are another 20 scrub oaks that would possibly be removed. It is difficult to see exactly where the parking lot will change on that side. Please read the attached tree inventory completed by Louise Leister, horticultural consultant well known in Florida, that talks about how precious and unique the scrub is the environment. I hope you will read the article by Julie Murphy for other inaccuracies and get them corrected as quickly as possible. I also hope you will be guided by the **plat** restrictions to **preserve and protect scrub oaks**. Ann Butler, Master Gardener

Louise Leister
Consulting Horticulturist
386-569-1639
mysecretbonsai@me.com

16 th Road and Ocean Crest Way Tree Inventory for Review October 21, 2014
Area to be Cleared for Salamander Hotel Project Parking Lot

This tree inventory was conducted by walking the area in question (as shown in the attached map) to review the inventory and general tree health, give a basic count of trees, along with a species inventory to be used as a guideline to the area and what impact the treed area would have if this area was removed to add a parking lot for a multi room hotel and resort.

The area we reviewed started at the base of the 16th Road beach parking lot and extended to Ocean Crest Way, as a point of reference from east to west when reviewing the map I have attached. The area was approximately 257 yards long or 771 feet long going from east to west. We estimated the north to south depth where the trees would be removed to be approximately 113 feet wide as per Google maps. These numbers are a basic review and inventory of species and counts for the measured area. After conducting a sample test for two sampling areas where we estimated the site to be 30 feet by 113 feet, we counted the scrub oaks and determined there was approximately 1 scrub oak for every 6 square feet. We then walked the rest of the area and reviewed there to be a consistent number of oaks for this size plot for each section we reviewed. The site was then reviewed by Google maps and an overall size was determined for this plot. We applied our estimated count to the plot to come up with the numbers listed below.

771 feet on 16th Road from Ocean Crest Drive to the base of the parking lot, running west to east. 113 feet from 16 Road to the golf cart path south of 16th Road. In this area we estimated that site to have approximately 1,452 Scrub oaks, which would be 1 scrub oak for every 6 square feet. There was about one saw palmetto for every four square feet.

At this site the caliper of the trees at breast height was smaller at the first dune where wind and sand is a harsher environment and rate of growth is much slower than an area further down closer to A1A. This is typical of plantings along the Florida Scrub and ocean. We measured the tree calipers for the first third of the oak planting from first dune to be approximately 4 to 8 inches at breast height. The calipers of the scrub oaks increased as we headed west increasing to 10 to 14 inches for the next third area. The last section reviewed the tree calipers increased by quite a bit where there were trees ranging from 15 inches to as large as 30 inches.

These trees are in beautiful condition and have created a healthy canopy which has increased the protection area allowing the trees closer to Hammock Dunes Parkway to continue to grow and develop without wind damage and salt burn. The mix of species shows that safety in numbers allows a good mix of forest to thrive in this environment. Removal of any part of this section will greatly impact the trees beyond the area in question and will cause stress to these areas affecting the forest health and survival.

Subsequently tree heights were smaller the closer to the first dune ranging from 10 feet increasing to 20 feet and as we go closer to A1A the tree heights increased to over 30 feet falling again into the rule of thirds for reference points. This proves the first section offers protection to the rest of the planting from high winds and driving sand. Removing any part of this would expose the remaining trees to severe damage from winds and sand, an environment that they have been protected from by the first section of smaller trees.

Florida Scrub is one of the most interesting and one of the most endangered natural plant communities in the United States. Florida Scrub is a unique plant community that occurs in small patches scattered across the state. It is home to dozens of plant and animal species that occur nowhere else in the world. This small patch of greenery is home to many species of bird, insects and wildlife including several endangered or threaten species like the Florida Scrub- jay *Aphelocoma coerulescens* and gopher tortoise. No new landscape design or planting can recreate this environment. Once it is removed it is lost forever. The canopy, which is hundreds of years old, will not reestablish. We have removed hundreds of acres for golf course along the side of this section, which has made the wildlife in this area dependent on this small patch of protection making it vital to this area as habitat. These scrub oaks are priceless and are hundreds of years old and should be protected at all costs.

Florida scrub is a plant community easily recognized by the dominance of evergreen shrubs and frequent patches of bare, white sand. With more than two dozen threatened and endangered species dependent upon scrub, the entire community is itself endangered. Recovery of the community and its associated plants and animals will depend upon land acquisition and effective land management.

Scrub habitat is located on ancient dune ridges in central Florida and is characterized by sand pines, sand live oaks, myrtle oaks, scrub oaks and other plants that can survive in nutrient-poor soils. Florida scrub-jays can be found in patches of open sand with an open tree canopy.

One of the native species counted were wax myrtles a popular small tree for wildlife. Wildlife seeks shelter in myrtle's thickly-packed branches and dark-green foliage. Clusters of tiny blue-silvery berries (drupes) that form along the branches are a favored source of food for many birds including wild turkeys, quails, tree swallows,

bluebirds, thrashers and waterfowl. The red-banded hairstreak butterfly deposits its eggs on dead myrtle leaves that have fallen to the ground. When the larvae hatch, they crawl up to feed on the host plant's live leaves.

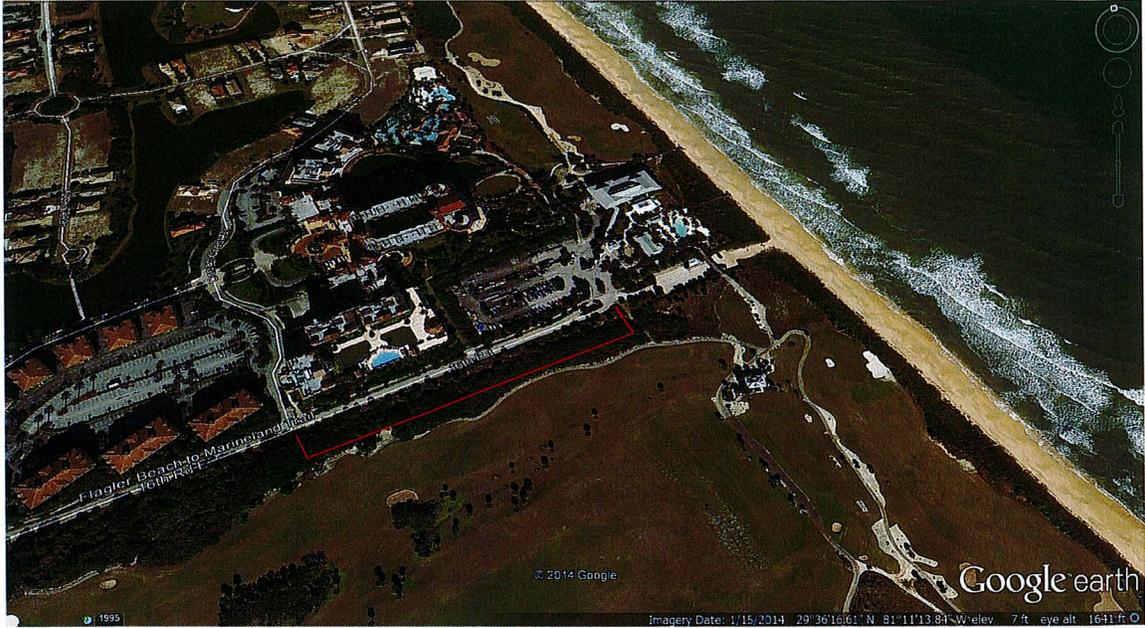
Species List

1. Scrub Oak – *Quercus myrtifolia*
2. Saw Palmetto – *Serenoa repens*
3. Scrub Holly – *Ilex cumulicola*
4. Native persimmons – *Diospyros virginiana*
5. Red Cedar- *Juniperus silicicola*
6. Salt Bush – *Baccharis hamlimifolia*
7. Sumac – *Rhus copallina*
8. Willow – *Salix* spp.
9. Sabel Palm – *Sabal palmetto*
10. Lantans - *Lantana camara*
11. Brazilian Pepper – *Schinus terebinthifolius*
12. Magnolia – *Magnolia grandiflora* spp.
13. Wax Myrtle – *Myrica cerifera*

These additional species were found within the areas surveyed and were found in numbers about a third to the Scrub Oaks and Saw palmettos. These additional species provide cover for wildlife and protection from high winds and sand blowing from east to west in order to stabilize the area.

Louise Leister
Louise Leister
Horticulturist

Horticultural Consultant Private Contractor
Flagler County Water and Environmental Coordinator
Flagler County Adult Vocational Educational Landscape Teacher
Educational Programs Provider for Community Organizations (Master Gardeners, Audubon Society, University Woman, Firewise Programs, Local & Out of State Garden Clubs and Organizations, and many others)





Louise Leister
Consulting Horticulturist
386-569-1639
mysecretbonsai@me.com

16 th Road and Ocean Crest Way Tree Inventory for Review October 21, 2014
Area to be Cleared for Salamander Hotel Project Parking Lot

This tree inventory was conducted by walking the area in question (as shown in the attached map) to review the inventory and general tree health, give a basic count of trees, along with a species inventory to be used as a guideline to the area and what impact the treed area would have if this area was removed to add a parking lot for a multi room hotel and resort.

The area we reviewed started at the base of the 16th Road beach parking lot and extended to Ocean Crest Way, as a point of reference from east to west when reviewing the map I have attached. The area was approximately 257 yards long or 771 feet long going from east to west. We estimated the north to south depth where the trees would be removed to be approximately 113 feet wide as per Google maps. These numbers are a basic review and inventory of species and counts for the measured area. After conducting a sample test for two sampling areas where we estimated the site to be 30 feet by 113 feet, we counted the scrub oaks and determined there was approximately 1 scrub oak for every 6 square feet. We then walked the rest of the area and reviewed there to be a consistent number of oaks for this size plot for each section we reviewed. The site was then reviewed by Google maps and an overall size was determined for this plot. We applied our estimated count to the plot to come up with the numbers listed below.

771 feet on 16th Road from Ocean Crest Drive to the base of the parking lot, running west to east. 113 feet from 16 Road to the golf cart path south of 16th Road. In this area we estimated that site to have approximately 1,452 Scrub oaks, which would be 1 scrub oak for every 6 square feet. There was about one saw palmetto for every four square feet.

At this site the caliper of the trees at breast height was smaller at the first dune where wind and sand is a harsher environment and rate of growth is much slower than an area further down closer to A1A. This is typical of plantings along the Florida Scrub and ocean. We measured the tree calipers for the first third of the oak planting from first dune to be approximately 4 to 8 inches at breast height. The calipers of the scrub oaks increased as we headed west increasing to 10 to 14 inches for the next third area. The last section reviewed the tree calipers increased by quite a bit where there were trees ranging from 15 inches to as large as 30 inches.

These trees are in beautiful condition and have created a healthy canopy which has increased the protection area allowing the trees closer to Hammock Dunes Parkway to continue to grow and develop without wind damage and salt burn. The mix of species shows that safety in numbers allows a good mix of forest to thrive in this environment. Removal of any part of this section will greatly impact the trees beyond the area in question and will cause stress to these areas affecting the forest health and survival.

Subsequently tree heights were smaller the closer to the first dune ranging from 10 feet increasing to 20 feet and as we go closer to A1A the tree heights increased to over 30 feet falling again into the rule of thirds for reference points. This proves the first section offers protection to the rest of the planting from high winds and driving sand. Removing any part of this would expose the remaining trees to severe damage from winds and sand, an environment that they have been protected from by the first section of smaller trees.

Florida Scrub is one of the most interesting and one of the most endangered natural plant communities in the United States. Florida Scrub is a unique plant community that occurs in small patches scattered across the state. It is home to dozens of plant and animal species that occur nowhere else in the world. This small patch of greenery is home to many species of bird, insects and wildlife including several endangered or threaten species like the Florida Scrub- jay *Aphelocoma coerulescens* and gopher tortoise. No new landscape design or planting can recreate this environment. Once it is removed it is lost forever. The canopy, which is hundreds of years old, will not reestablish. We have removed hundreds of acres for golf course along the side of this section, which has made the wildlife in this area dependent on this small patch of protection making it vital to this area as habitat. These scrub oaks are priceless and are hundreds of years old and should be protected at all costs.

Florida scrub is a plant community easily recognized by the dominance of evergreen shrubs and frequent patches of bare, white sand. With more than two dozen threatened and endangered species dependent upon scrub, the entire community is itself endangered. Recovery of the community and its associated plants and animals will depend upon land acquisition and effective land management.

Scrub habitat is located on ancient dune ridges in central Florida and is characterized by sand pines, sand live oaks, myrtle oaks, scrub oaks and other plants that can survive in nutrient-poor soils. Florida scrub-jays can be found in patches of open sand with an open tree canopy.

One of the native species counted were wax myrtles a popular small tree for wildlife. Wildlife seeks shelter in myrtle's thickly-packed branches and dark-green foliage. Clusters of tiny blue-silvery berries (drupes) that form along the branches are a favored source of food for many birds including wild turkeys, quails, tree swallows,

bluebirds, thrashers and waterfowl. The red-banded hairstreak butterfly deposits its eggs on dead myrtle leaves that have fallen to the ground. When the larvae hatch, they crawl up to feed on the host plant's live leaves.

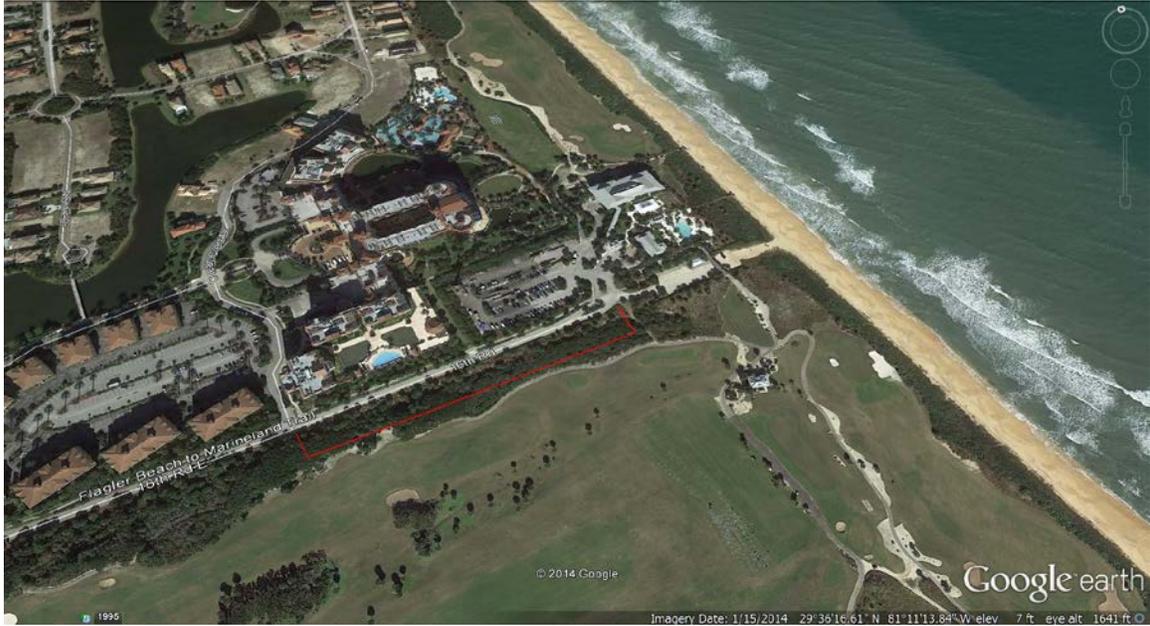
Species List

1. Scrub Oak – *Quercus myrtifolia*
2. Saw Palmetto – *Serenoa repens*
3. Scrub Holly – *Ilex cumulicola*
4. Native persimmons – *Diospyros virginiana*
5. Red Cedar- *Juniperus silicicola*
6. Salt Bush – *Baccharis hamlimifolia*
7. Sumac – *Rhus copallina*
8. Willow – *Salix* spp.
9. Sabel Palm – *Sabal palmetto*
10. Lantans - *Lantana camara*
11. Brazilian Pepper – *Schinus terebinthifolius*
12. Magnolia – *Magnolia grandiflora* spp.
13. Wax Myrtle – *Myrica cerifera*

These additional species were found within the areas surveyed and were found in numbers about a third to the Scrub Oaks and Saw palmettos. These additional species provide cover for wildlife and protection from high winds and sand blowing from east to west in order to stabilize the area.

Louise Leister
Louise Leister
Horticulturist

Horticultural Consultant Private Contractor
Flagler County Water and Environmental Coordinator
Flagler County Adult Vocational Educational Landscape Teacher
Educational Programs Provider for Community Organizations (Master Gardeners, Audubon Society, University Woman, Firewise Programs, Local & Out of State Garden Clubs and Organizations, and many others)





Adam Mengel

From: George Hanns
Sent: Monday, November 24, 2014 9:29 AM
To: Adam Mengel; Albert J. Hadeed
Subject: FW: Proposed Ordinance Regulating Short Term Vacation Rentals in Flagler County

From: Robert Walker [beachwalker1204@hotmail.com]
Sent: Sunday, November 23, 2014 7:36 PM
To: Charles Ericksen Jr.; George Hanns; Nate McLaughlin; Frank Meeker; Barbara S. Revels; Jan G. Carter
Subject: Proposed Ordinance Regulating Short Term Vacation Rentals in Flagler County

Dear Commissioners,

I am very concerned about the proposal to regulate the short term vacation rental industry in Flagler County. Based on everything I've read and understood, the ordinance will have a very significant negative impact to Flagler County residents, and will have an overall negative tax revenue consequence. On the surface, it appears to be designed to not just regulate the short term vacation industry, but to put rental owners, such as my family out of business.

There are assertions regarding the purpose of the Ordinance that it will benefit neighbors by reducing noise, will help to maintain property values, and will provide a better experience for renters. There is no basis for any of these assertions.

Short term vacationers not only pay the 11% bed tax when they rent, they spend money in Flagler County restaurants, as well as other establishments.

The assertion that this will help to increase or preserve property values is the exact opposite of the truth. We live in a County where the real estate market is considered "severely distressed" according to professional realtors and banks. This is due to the anti business policies of the County and Palm Coast. This Ordinance is another example of bad policies. By allowing property owners to get a rental income from their property, it increases values and attracts investors and new owners.

Regarding noise, the renters that I rent to do not disturb any neighbors, nor do I ever get complaints from my neighbors. To take it one step further, I get no complaints about parking or anything.

If you still believe that this Ordinance is necessary after public comment etc. I must ask you to ensure you don't make the Ordinance "one size fits all"

We are resident owners of our short term vacation rental. We only rent out the first floor of our home, and limit the number of renter allowed in our residence. We provide clear expectations and rules about neighborhood etiquette, as well as renter etiquette. While our renters are present, we are home the majority of the time and have first hand knowledge of our renter's behavior.

I ask first that you not pass this onerous, unworthy Ordinance, but if it is passed, my second ask is that you exempt all rental properties that are owner occupied, and those who rent to 4 or less adults.

If you do not propose any exemptions, the Ordinance will be punitive to owners like myself. I am in a situation where I will retire in the next year or two max. I am upside down in my

home due to the real estate market being severely distressed, and was banking on this income to help me survive financially when I retire. This Ordinance would very likely cause me to lose my home into foreclosure or short sale. Is this the outcome you want or intend? I doubt it, however it is a very real possible outcome. I firmly believe there will be many others in the same or a similar situation. The Ordinance will cause multiple unintended consequences including a downward spiral in real estate values and result in foreclosures and short sales.

Please consider this email as you review this proposed Ordinance.

Best regards,

Robert Walker
3063 Painters Walk
Flagler Beach
386-439-6377.

Adam Mengel

From: Gina Lemon
Sent: Tuesday, November 25, 2014 12:19 PM
To: 'Ann Butler'
Cc: Adam Mengel
Subject: RE: proposed hotel on 16th street

Good morning Ms. Butler –

I do not have the attachment referenced below. I mentioned your email to Mr. Mengel and he has not received your email with the referenced attachment. Perhaps you could send the information again or put the items in the mail to:
Planning and Zoning Department
1769 E. Moody Boulevard, Building 2
Bunnell, FL 32110

Thank you,
Gina

Gina Lemon, Development Review Planner III
Flagler County Planning and Zoning Department
1769 E. Moody Boulevard, Building 2
Bunnell, FL 32110
Phone: 386-313-4067
Fax: 386-313-4109
Email: glemon@flaglercounty.org
Website: www.flaglercounty.org

From: Ann Butler [<mailto:annbutler110@cf.rr.com>]
Sent: Tuesday, November 25, 2014 8:24 AM
To: Gina Lemon
Subject: Fw: proposed hotel on 16th street

Ms. Lemon, Yesterday I sent the below email with an attachment to you and Mr. Mengel but the one to you came back stating it was too big for your mailbox. I hope you can ensure it gets to the board for the December 9 meeting. Thank you. Ann Butler

From: [Ann Butler](#)
Sent: Monday, November 24, 2014 6:11 PM
To: [Adam Mengel](#)
Cc: [Gina Lemon](#)
Subject: proposed hotel on 16th street

Mr., Mengel, Please get the attached information to the board for the December 9 meeting. It is a copy of the presentations made to the Hammock conservation Coalition and contains information very relevant to the proposed hotel.

November 28, 2014

Re: December 9 meeting to consider the Salamander proposal for rezoning and proposed hotel and conference center on 16th street.

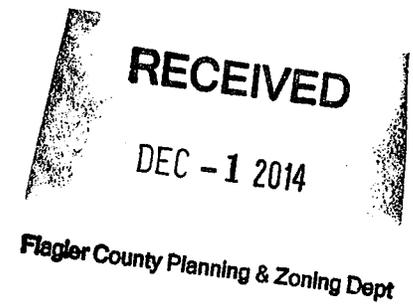
Mr. Mengel,

Please insure that the Flagler County Planning and Development Board members receive copies of this material. It is the material submitted to the Hammock Conservation Coalition.

Thank you very much for your service to this county.



Ann Butler



RECEIVED

DEC -1 2014

Flagler County Planning & Zoning Dept

Preserve

Protect

Paradise





THE LUPERT ADLER HOTEL REDEVELOPMENT APPLICATION

When the parcel on which the Ocean Hammock Golf Course and clubhouse ("OHGC") was platted in 1998, there were a number of restrictions placed on the property in order to insure that it would remain as a "green", open space buffer to future development in the Hammock in perpetuity. Section 6 in the plat requires the parcel to be "perpetually" used only as golf course/recreational land and does not allow any additional development beyond the construction of a clubhouse for the golf course and maintenance buildings, and requires the parcel to otherwise remain as undeveloped open space. This strict limitation does not allow for the construction of any other commercial or residential structures or uses. Moreover, this open, green space and recreational status was subject to additional protections when 16th Road became part of the Scenic AIA Overlay.

The plat also requires at Section 9 for the developer to make "...reasonable efforts to protect or preserve the scrub oak and other oak communities..." on the property except as may be necessary to build the golf course and clubhouse. The golf course and clubhouse were completed in 2004 and so there is no current need for the removal of any additional scrub oaks on the parcel.

Section 17 in the plat specifies that parking shall be allowed for the 16th Road park (which is Old Salt Park) but that "[p]arking in other areas of the 16th Road Right-Of-Way outside the park area shall be prohibited." Thus, the construction of a new parking lot on the 16th Road Right-Of-Way is prohibited.

When the current owner of the OHGC, Lupert Adler, purchased it in 2006, all of these restrictions were contained in the deed for the property. Lupert Adler knew when it purchased the property that it could not build a hotel there. Nevertheless, it attempted to get permission to do so in 2008 in connection with a NOPC (Notice of Proposed Change) application that was denied by Flagler County in 2009, and affirmed by a state judge in 2011 after a lengthy hearing proceeding, and affirmed by the governor through the Florida Land and Water Adjudicatory Commission in 2011. Undaunted, they are back again seeking to build a hotel through their "front", Salamander Hospitality LLC, which has now asked for a more extensive "redevelopment" order for 10 acres of the land on the parcel in order to allow for commercial development in the form of a 198 room hotel and conference center and associated commercial facilities.

If Flagler County arbitrarily decides to ignore the open space limitations contained in the OHGC plat and the Lupert Adler deed and allow the redevelopment of the property for a commercial hotel complex, that will set a legal precedent for other developers to use in gaining permission to redevelop other plat and deed restricted parcels in the Hammock and elsewhere in the county. In fact, this would be particularly problematic since the OHGC parcel is contained in the sensitive Scenic AIA Overlay which has a higher level of environmental and recreational protection than other areas in the Hammock or county. Such development will mark the end of the pristine and largely unspoiled nature of the Hammock as we know it today to the detriment of all the residents who live here, and those who come to visit. Accordingly, it is imperative that the Salamander redevelopment request be stopped in order to save the Hammock from becoming just another congested, Daytona Beach style, Florida tourist spot.

Tree Report

Good Evening! My name is Ann Butler and I have lived in the Hammock for 10 years. I volunteer for the HCC on the invasive plant committee, for the GTMNERR as a Pepper Buster, on the Ocean Hammock landscape committee and I am a Master Garner. Through living here and volunteering I have become keenly aware that this Barrier Island environment is very fragile.

Evidently the folks that have lived here and fought to keep this such a special unique place also have recognized what a fragile environment we have. Many of you fought to have the plat restrictions put in place to protect this area as a **promise** to preserve it for future generations. One of the plat restrictions dated 12/10/2001 for the golf course land is that the scrub oaks are to be protected and preserved. Unfortunately the Hammock Beach Club has not been a good steward of our Scrub oaks. They have allowed aggressive vines to smother many areas and allowed the very aggressive Brazilian peppers to grow unchecked throughout the golf course. They have given only lip service to the pleas of the Ocean Hammock POA and golf members to take care of these oaks.

Now the developer wants to remove a huge area of what is left to build parking lots. The Lodge lot that they propose to expand contains 28 scrub oaks and much other native vegetation. We had Louise Leister, horticultural consultant, do an inventory of the land slated for the proposed parking along 16th road. I am quoting and paraphrasing her report. The parking lot will require the removal of approximately **1452 scrub oaks** and many other native species. Louise notes in her report that "the Florida scrub is one of the most interesting and one of the most endangered natural plant communities in the United States". It is home to dozens of plant and animal species that occur nowhere else in the world. This buffer zone provides nesting sites, food and protection from the wind for birds and other creatures and protects the larger hammock trees from the sand and salt. If that buffer is removed, trees along Hammock Dunes Parkway will have more exposure to driving wind and sand and certainly will be damaged. **These scrub oaks are priceless and are hundreds of years old and should be protected at all costs No new landscape design or planting can recreate this environment. Once it is removed it is lost forever! Please don't let paradise be paved to put up a parking lot!**

Louise Leister
Consulting Horticulturist
386-569-1639
mysecretbonsai@me.com

16 th Road and Ocean Crest Way Tree Inventory for Review October 21, 2014
Area to be Cleared for Salamander Hotel Project Parking Lot

This tree inventory was conducted by walking the area in question (as shown in the attached map) to review the inventory and general tree health, give a basic count of trees, along with a species inventory to be used as a guideline to the area and what impact the treed area would have if this area was removed to add a parking lot for a multi room hotel and resort.

The area we reviewed started at the base of the 16th Road beach parking lot and extended to Ocean Crest Way, as a point of reference from east to west when reviewing the map I have attached. The area was approximately 257 yards long or 771 feet long going from east to west. We estimated the north to south depth where the trees would be removed to be approximately 113 feet wide as per Google maps. These numbers are a basic review and inventory of species and counts for the measured area. After conducting a sample test for two sampling areas where we estimated the site to be 30 feet by 113 feet, we counted the scrub oaks and determined there was approximately 1 scrub oak for every 6 square feet. We then walked the rest of the area and reviewed there to be a consistent number of oaks for this size plot for each section we reviewed. The site was then reviewed by Google maps and an overall size was determined for this plot. We applied our estimated count to the plot to come up with the numbers listed below.

771 feet on 16th Road from Ocean Crest Drive to the base of the parking lot, running west to east. 113 feet from 16 Road to the golf cart path south of 16th Road. In this area we estimated that site to have approximately 1,452 Scrub oaks, which would be 1 scrub oak for every 6 square feet. There was about one saw palmetto for every four square feet.

At this site the caliper of the trees at breast height was smaller at the first dune where wind and sand is a harsher environment and rate of growth is much slower than an area further down closer to A1A. This is typical of plantings along the Florida Scrub and ocean. We measured the tree calipers for the first third of the oak planting from first dune to be approximately 4 to 8 inches at breast height. The calipers of the scrub oaks increased as we headed west increasing to 10 to 14 inches for the next third area. The last section reviewed the tree calipers increased by quite a bit where there were trees ranging from 15 inches to as large as 30 inches.

These trees are in beautiful condition and have created a healthy canopy which has increased the protection area allowing the trees closer to Hammock Dunes Parkway to continue to grow and develop without wind damage and salt burn. The mix of species shows that safety in numbers allows a good mix of forest to thrive in this environment. Removal of any part of this section will greatly impact the trees beyond the area in question and will cause stress to these areas affecting the forest health and survival.

Subsequently tree heights were smaller the closer to the first dune ranging from 10 feet increasing to 20 feet and as we go closer to A1A the tree heights increased to over 30 feet falling again into the rule of thirds for reference points. This proves the first section offers protection to the rest of the planting from high winds and driving sand. Removing any part of this would expose the remaining trees to severe damage from winds and sand, an environment that they have been protected from by the first section of smaller trees.

Florida Scrub is one of the most interesting and one of the most endangered natural plant communities in the United States. Florida Scrub is a unique plant community that occurs in small patches scattered across the state. It is home to dozens of plant and animal species that occur nowhere else in the world. This small patch of greenery is home to many species of bird, insects and wildlife including several endangered or threaten species like the Florida Scrub- jay *Aphelocoma coerulescens* and gopher tortoise. No new landscape design or planting can recreate this environment. Once it is removed it is lost forever. The canopy, which is hundreds of years old, will not reestablish. We have removed hundreds of acres for golf course along the side of this section, which has made the wildlife in this area dependent on this small patch of protection making it vital to this area as habitat. These scrub oaks are priceless and are hundreds of years old and should be protected at all costs.

Florida scrub is a plant community easily recognized by the dominance of evergreen shrubs and frequent patches of bare, white sand. With more than two dozen threatened and endangered species dependent upon scrub, the entire community is itself endangered. Recovery of the community and its associated plants and animals will depend upon land acquisition and effective land management.

Scrub habitat is located on ancient dune ridges in central Florida and is characterized by sand pines, sand live oaks, myrtle oaks, scrub oaks and other plants that can survive in nutrient-poor soils. Florida scrub-jays can be found in patches of open sand with an open tree canopy.

One of the native species counted were wax myrtles a popular small tree for wildlife. Wildlife seeks shelter in myrtle's thickly-packed branches and dark-green foliage. Clusters of tiny blue-silvery berries (drupes) that form along the branches are a favored source of food for many birds including wild turkeys, quails, tree swallows,

bluebirds, thrashers and waterfowl. The red-banded hairstreak butterfly deposits its eggs on dead myrtle leaves that have fallen to the ground. When the larvae hatch, they crawl up to feed on the host plant's live leaves.

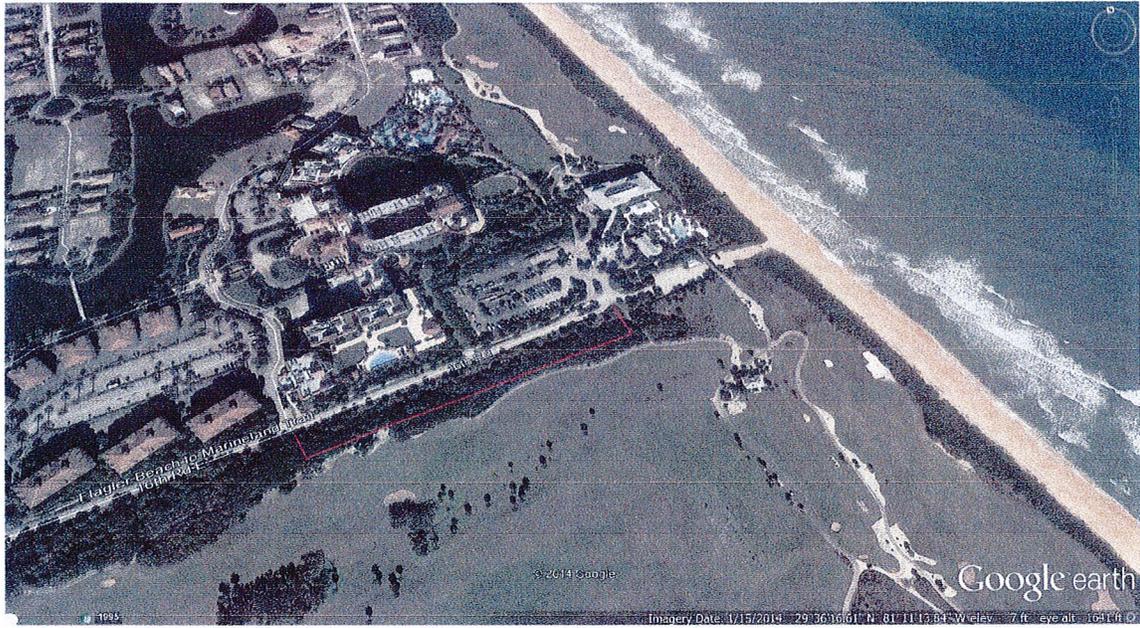
Species List

1. Scrub Oak – *Quercus myrtifolia*
2. Saw Palmetto – *Serenoa repens*
3. Scrub Holly – *Ilex cumulicola*
4. Native persimmons – *Diospyros virginiana*
5. Red Cedar- *Juniperus silicicola*
6. Salt Bush – *Baccharis hamlimifolia*
7. Sumac – *Rhus copallina*
8. Willow – *Salix spp.*
9. Sabel Palm – *Sabal palmetto*
10. Lantans - *Lantana camara*
11. Brazilian Pepper – *Schinus terebinthifolius*
12. Magnolia – *Magnolia grandiflora spp.*
13. Wax Myrtle – *Myrica cerifera*

These additional species were found within the areas surveyed and were found in numbers about a third to the Scrub Oaks and Saw palmettos. These additional species provide cover for wildlife and protection from high winds and sand blowing from east to west in order to stabilize the area.

Louise Leister
Louise Leister
Horticulturist

Horticultural Consultant Private Contractor
Flagler County Water and Environmental Coordinator
Flagler County Adult Vocational Educational Landscape Teacher
Educational Programs Provider for Community Organizations (Master Gardeners,
Audubon Society, University Woman, Firewise Programs, Local & Out of State
Garden Clubs and Organizations, and many others)





Lynne's HCC Parking Speech

There is no space for parking for the proposed hotel. The regulations for hotels state one parking space for every room and one for every five employees. Prem Devedas has counted the golf parking lot (183 spaces) as part of the space he needs. This lot is full most days, and on tournament days is totally full. Two cars cannot be parked in one space. In his application Devedas claims 1391 available parking spaces. **Of these 438 are proprietary spaces** (90 for the owners of Phase 1, 92 for the owners of the North and South Towers and 256 for the owners of the Villas. The Beach Club is 100% occupied from Memorial Day to Labor Day and many other weekends, including three-day holiday weekends and fall weekends when there are several weddings a weekend, meaning that all 152 Phase 2 (one bedroom units) and the additional 136 parking spaces in the Beach Club garage are all used). That's a total of 716 spaces. The 182 golf parking spaces makes a **total of 909 of the 1391 places claimed.** In order to get parking spaces the "alternative" parking of 98 spaces on 16th Road will decimated a canopy of trees of which there are at least a hundred scrub oaks, which are protected in the PUD for the Ocean Hammock Golf Course and the PUD of Hammock Beach Resort. Further, 16th street falls under the Scenic A1A guidelines, and therefore cannot be used for parking spaces. The remaining spaces 392 spaces must be used by employees, club members, and renters of the 23 units for rent in the South Towers and the 19 units for rent in the North Towers. There are very few extra parking spaces available at any peak times. **These statistics belie the Salamander/Lubert/Adler Lodge proposal claim that the current parking at Hammock Beach "greatly exceeds demand."**

All the green space except the golf course is being eliminated in order to build the two buildings of 171,000 square feet wrapped by a glass connection wing. It seems to me the intention of PUD's is to hold the developer and future developer to promises made by the legal document that is the Planned Unit Development. The proposed expansion of the current golf parking will remove 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.** For the proposed 16th street parking, 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." The tree removal from the golf course will also allow errant balls from the tenth tee to hit parked cars. The claim that these spaces will be mainly used at night begs the question of where the hotel guests and golfers will be able to park (see above).

Proposed Hotel Impact on the Beach

Public Access

The Old Salt Road Park as we know it today is merely a remnant of a much larger county park that was part of a land swap to allow the developer to build the Ocean Hammock golf course. At the Old Salt Park location, the Public was left with a very small parking lot, bathrooms and showers with the promise of perpetual access.

Public access to the beach will be seriously limited by increased traffic on 16th Road. Guests will add 178 more cars along with restaurant guests, staff and displaced members including golfers. The loading dock access driveway opens directly into the Old Salt Park so delivery trucks will block the park entrance. All this makes it more difficult to get into the park. Understand, that this would be the normal congestion after construction. Some of you who were here through the initial construction can probably share tales about those difficulties.

Beach Quality

The Public owns the beach up to the high tide as shown in the golf course deed as item 10 of the Permitted Encumbrances.

North of Old Salt Park, Hammock Beach currently uses much of the beach for chairs and umbrellas. Particularly at high tide, they fill the beach. Where will chairs and umbrellas for 200 to 400 more guests go? Trash from the resort currently litters the beach and ends up in the ocean which endangers sea turtles, shorebirds and fish. The proposed hotel will make a bad situation worse.

The proposed buildings are planned on the Coastal Construction Control Line (CCCL) which is approximately 10 feet closer to the dunes than the current Lodge. They are 72 feet tall and will shadow the beach. The south wing, situated a mere 41 feet north of Old Salt Park, would loom over it.

A 5 story hotel next to the dunes will create light and noise pollution which will endanger nesting turtles and hatchlings. Chairs and umbrellas, already turtle barriers at the beach, will be increased.

Mr. Baker and Mr. Devadas talk as if they own the beach. They have offered to let the public use their beach, to deed the beach south of Old Salt Park to the public, to build storage on the Old Salt Park for emergency equipment and the Hammock Beach chairs and umbrellas, and to add 4 parking spaces to the County Park. These offers are meant to alleviate our concerns but clearly communicate a misconception regarding who owns this beach.

Preservation of Dunes

The current plan calls for the golf cart path to be located on the dunes. The proposal states that if that is not approved, they will relocate the cart path as an **administrative change**. In the hurricanes of 2004, we saw how important the saw palmettos on the dunes were to protecting the beach and the homes in the Hammock. Our beach gained sand in 2004; Daytona Beach, Flagler Beach and many others lost sand and their sea walls were undermined. Any disruption of the dunes, from the land side or the beach side, can have a serious adverse impact on the ability of the dunes to protect the homes in the Hammock from damage caused by hurricanes and should not be permitted.

Summary

Public access is being taken away by crowding the public out, on 16th Road and on the beach.

The Hammock environment is threatened by a hotel positioned so close to the beach.

Leaders in the County and in the Hammock acted wisely to protect and preserve this sensitive environment when this golf course was created.

The plat restrictions were meant to insure that the sensitive dunes and beach would be protected from additional development close to the ocean.

Approval of this hotel sets a dangerous precedent, as other developers will request similar 'pro' hotel/condo rulings versus protecting the environment and public beach access.

From the County's Comprehensive Plan Overview which contains the following goal on page 10:

Issue 7. Coastal Protection and Preservation

- 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.
- Protecting coastal development and populations from hazards to life and property by limiting density increases on the barrier island.

Please, take action to protect and preserve the Hammock.

Joy Ellis

As we all are quite aware, the Hammocks' is a special place; We would not be here if we did not want to preserve the rural nature of the our Homes here in the Hammock. I am here to talk traffic in the Hammock.

Based on the Traffic Analysis Report requested by the Flagler County and submitted to Admiral Corporation in Dec 2011, the HAMMOCK *will not be* impacted with more traffic by development of the Ocean Hammock Golf Course and Northshore Plat Five PUD. Salamander feels that another traffic study is **NOT** needed despite potentially 200 more guests using 16th Road on a daily basis?

I beg to differ. First point... PEAK DAYS

The data collection was conducted on two different WEEK DAYS...one on a Tuesday (October 4, 2011) and the other on a Thursday (February 17, 2011). Data was "adjusted to peak season use" utilizing the most recent peak season correction factors (PSCF's) available from the FDOT. That means, actual counts were not made just "calculated using a formula from a manual based on more studies".

Please refer to Attachment I.

P.M. peak hour traffic assignment with Northshore Units

Based on this tableonly 313 vehicles went over the Hammock Dunes Bridge during 4-6pm peak time....

- 190 turned left toward A1A,
- 71 went straight toward Hammock Beach
- 52 turned right into the Hammock Dunes Main entrance.

I beg to differ.....The report states Historical **Daily** traffic volume in 2011 for the bridge was 7,500 (AADT) vehicles? How can a "peak time" period account for only 4.17% of the traffic?

Please refer to Attachment II.

2011 AADT (Annual Average Daily Traffic) Turning Movement Counts

Based on this table.....131 vehicles exited 16th road (This could either be Residents, Club Members and or Guests using facilities, Employees of the Club or Visitors from Old Salt Park)

- 64 turned right or North onto A1A toward St. Augustine
- 1 vehicle went straight
- 66 turned left or South onto A1A

I beg to differ131 vehicles is unrealistic for 4-6pm peak time; Just last week at a Member event held at the Club (16th Rd) on a Wednesday (11-5-14) starting at 5:30pm; 207 people were in attendance (not including wait staff or management involved)...that's a minimum of 100 vehicles figuring a couple or 2 persons per car. PEAK TIMES are any time there is a Member

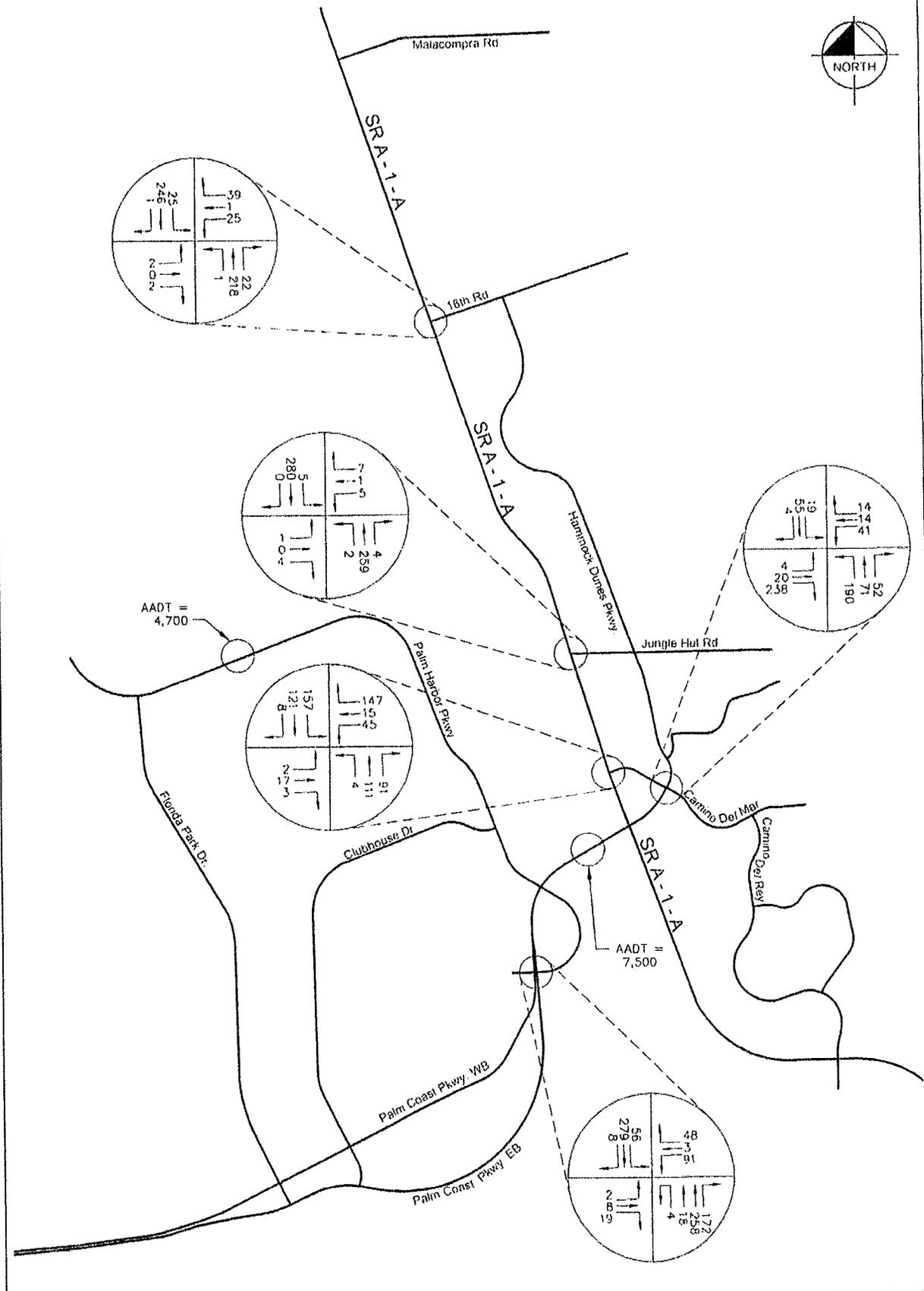
Event, a Wedding, a Business Expo (such as the one they are having this Thursday), a Business Convention, a Fundraiser such as the annual Flagler Hospital Ball... and so forth.... This produces excess traffic on A1A, 16th Road and Hammock Dunes Pkwy full stop.

Speaking of traffic congestion PLEASE REFER TO (Attachment III). This is a photo of Hammock Dunes Parkway.....vehicles in line to enter Ocean Hammock Gate....either to stay in a Cinnamon Beach high rise rental or an Ocean Hammock Vacation Home Rental... I am sure at some point you have been a witness or victim of the congestion created from guest/renters.

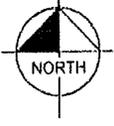
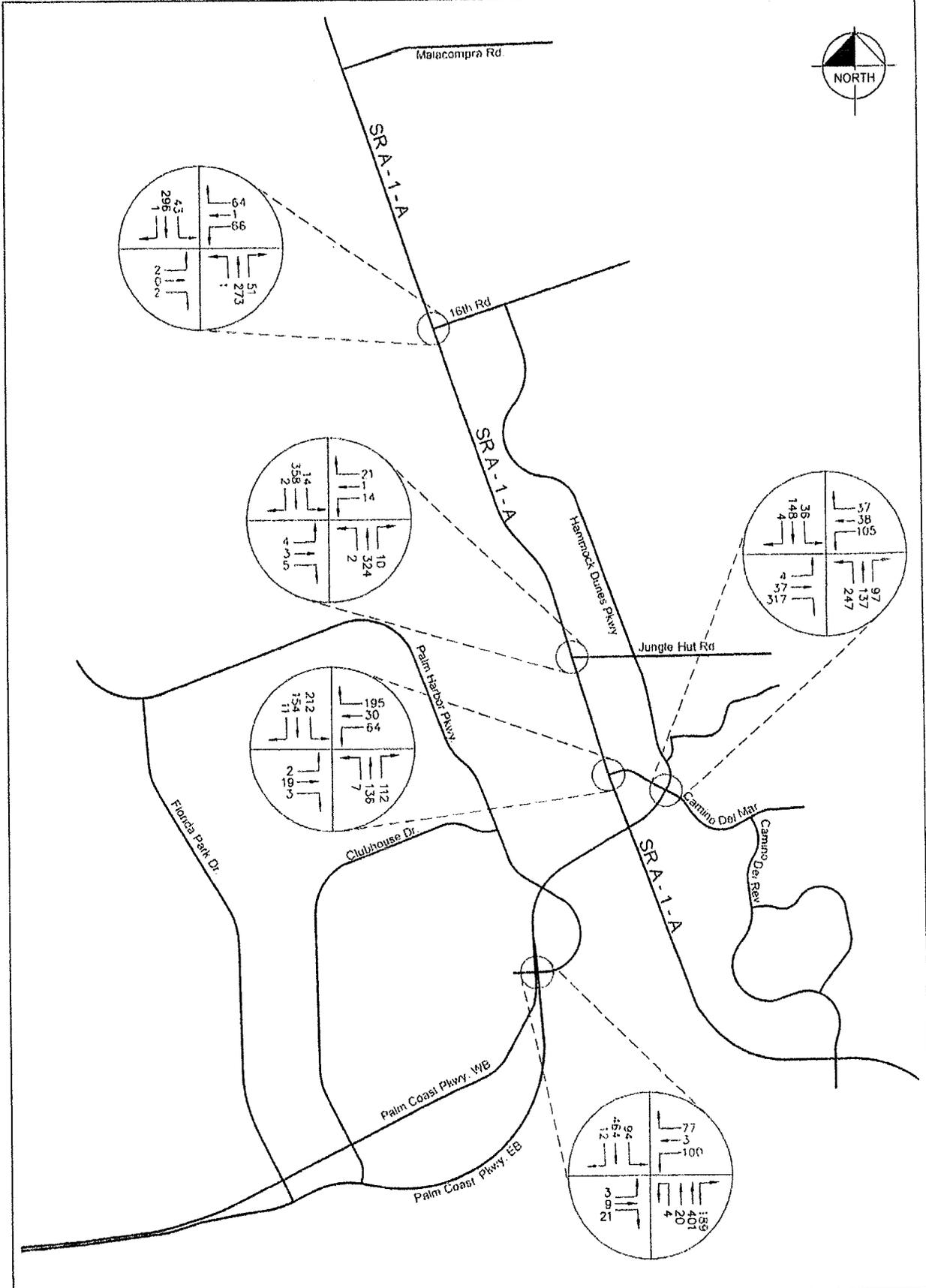
I beg to differon the study's chosen times.... Realistic PEAK TIMES are Fridays, Saturdays and Sundays & Holidays.... Peak times for us are + or - 2 hours for check in's, + or - 2 hours for check out's, be it at the Club, Cinnamon Beach or Ocean Hammock gates.

In conclusion....I beg to differthat the 2011 Traffic Analysis will suffice. It is not congruent. The influx of guests is ongoing, the study doesn't account for stressors, peak days and or times. A more realistic study on a peak dayat peak times is warranted!!

Just say NO



<p>HAMMOCK DUNES DRI PREPARED FOR ADMIRAL CORPORATION PALM COAST FLORIDA</p>	<p>2011 AADT AND TURNING MOVEMENT COUNTS</p>	<p>THIS PROJECT PROJ # DATE DEC 2011 SCALE AS SHOWN DRAWN BY: NAT CHECKED BY: NAT DATE: 12/20/11</p>	<p>REGISTERED PROFESSIONAL TAYLOR BARBER, P.E. FLORIDA LICENSE NUMBER 68224 2011 HAMMOCK DUNES DRI AND ASSOCIATED, INC. 8531 OLIVINE ROAD, SUITE 200, JOHNSONVILLE, FL 32060 PHONE: 904-325-3600 FAX: 904-387-1812 WWW.KIMLEY-HORN.COM CA 00000001</p>	<p>SHEET NUMBER FIG. 2</p>
---	--	---	---	--



HAMMOCK DUNES DRI
 PREPARED FOR
ADMIRAL CORPORATION
 PALM COAST FLORIDA

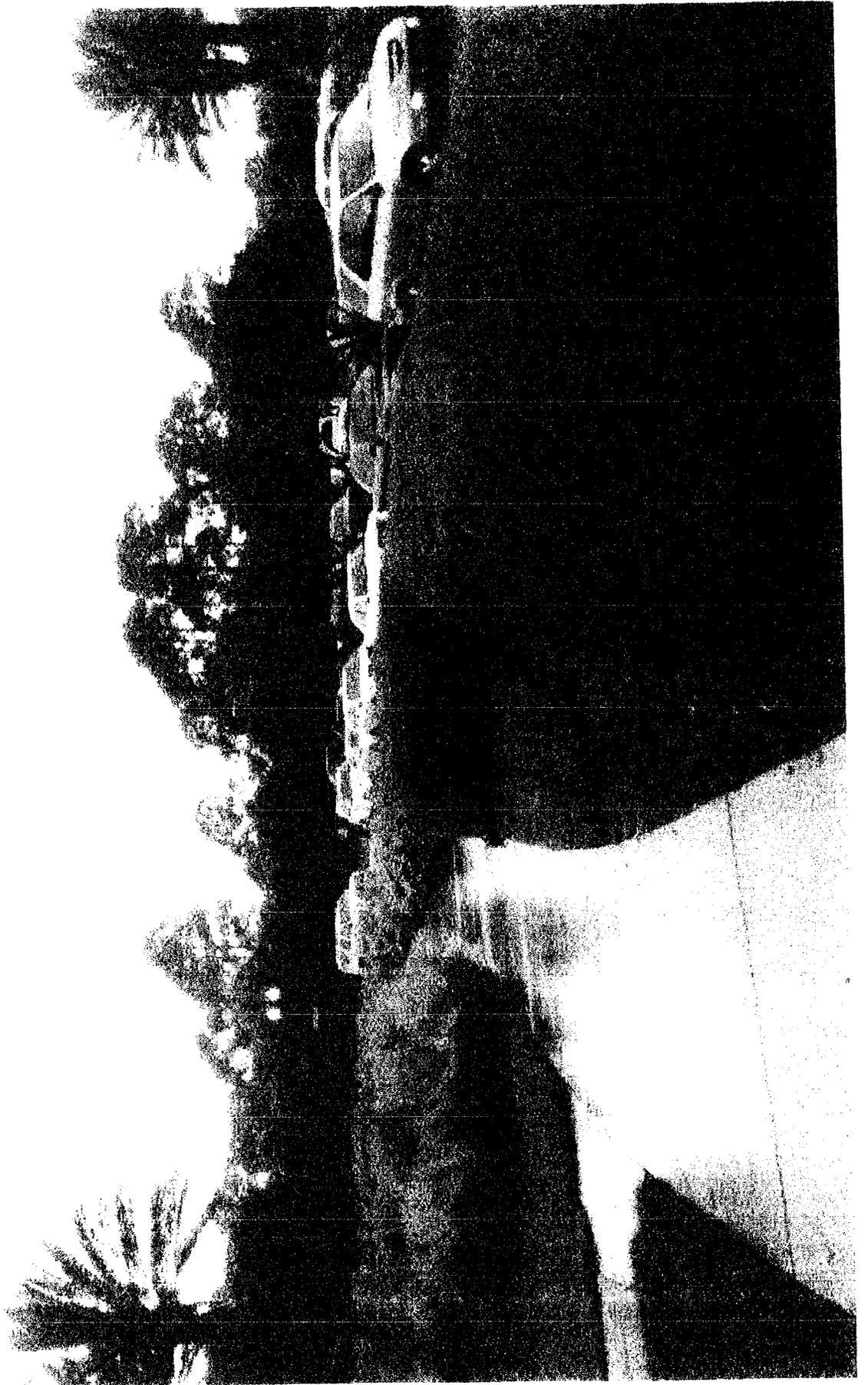
**P.M. PEAK HOUR
 TRAFFIC ASSIGNMENT
 WITH NORTHSORE
 UNITS**

AMA PROJECT
 PROJ #
 DATE
 DEC. 2011
 SCALE AS SHOWN
 DESIGNED BY: NAT
 DRAWN BY: NAT
 CHECKED BY: IMR
 DATE: ---

LICENSED PROFESSIONAL
 JAN W. HARDEN, P.E.
 FLORIDA LICENSE NUMBER
 69224

**Kimley-Horn
 and Associates, Inc.**
 2011 KIMLEY-HORN AND ASSOCIATES, INC.
 6837 DAVENPORT ROAD, SUITE 300, JACKSONVILLE, FL 32256
 PHONE: 904-328-3800 FAX: 904-327-1832
 WWW.KIMLEY-HORN.COM CA 00000096

SHEET NUMBER
FIG. 6



Keeping the Promises Made

There is only one Hammock, and it is a rare and precious resource. This barrier island is a gem for Flagler County. We need to be very careful with the measures already in place to make sure that this barrier island continues to thrive. The Salamander/Lubert/Adler plans for a 198-room hotel at the Ocean Hammock Golf Course at Hammock Beach will have an extremely negative impact on the Hammock. The golf course serves as a barrier to the ocean and was plat restricted in perpetuity for golf (and recreation) only to make sure that the natural beauty of the Hammock would stay in tact.

Melissa Holland, a sitting Flagler County Commissioner, testified at the FLWAC meeting about the NOPC that the 25 acres of beachfront property was given to Lowes development in exchange for additional ocean front property given by Lowes to Malacompra Beach. This land swap was contentious for many citizens of Flagler County and, as a compromise, the land was plat restricted in perpetuity to be used only for golf and recreation. In other words, there was to be no other commercial building except the Lodge on that land. The 20 rooms given to the Lodge were a special exemption by the Flagler County Commissioners for out-of-town golf members.

This plat restriction is a **promise** made to the citizens of Flagler County to have the golf course serve as a buffer to the beach, with no further building intended. The next **promise** made was to the condo owners who bought at the Beach Club at Hammock Beach that nothing could ever be built in front of them (The series of buildings at Hammock Beach all slope to the side and back of the main building). There are other developments on the Hammock that have plat restrictions to keep the heavily-treed environment of the Hammock in tact (Sea Colony, Matanzas Shores, Hammock Dunes, as some examples). This barrier island is called "The Hammock," because a hammock is "is a fertile area that is characterized by hardwood, vegetation and deep humus-rich soil."

The Flagler County Zoning and Planning Board and the Flagler County Commissioners are those administrators that need to reassure that promises made are promises kept. Otherwise the permission to ignore (or rezone) the land at the Ocean Hammock Golf Course breaks the promises made to those who bought property here and allows the floodgates to open in which other protected lands will be ravaged. Just say, "No."