

**APPLICATION #2962
PUBLIC COMMENTS
RECEIVED
12-06-2014
TO
12-09-2014
at 5:00 p.m.**

Adam Mengel

From: james fitzgibbons [fitzgib3145@gmail.com]
Sent: Friday, December 05, 2014 2:56 PM
To: Adam Mengel
Subject: Resort
Attachments: Resort 3.pdf; ATT00001.htm

Jim Fitzgibbons
fitzgib3145@gmail.com

Flagler County Board of Commissioners:

As a recent full time GE retiree to the Palm Coast (Ocean Hammock) my wife and I would like to share a few thoughts endorsing the Hammock Beach Resort expansion, as proposed by the Salamander Group.

Flagler County spends over one million dollars a year promoting tourism while offering an unique indigenous position of a qualified work force, access to Route 95, nearby airports, golf courses and the beaches.

Unfortunately the County has not become a tourist destination but a short stop over via Route 95. Most of the recent hotel room additions between Route 100 and Palm Coast Highway been added in support of the overnight flow traffic.

Flagler County is now faced with an enviable opportunity whereas a well known, experienced resort group is offering to not only update an aging resort facility but add 180 single hotel rooms, each sized to accommodate no more

than four (4) occupants. The expansion would result in a competitive world class conference center. I'm sure most coastal communities seeking added quality tourism would embrace the idea of a sixty million + investment. To my knowledge there are no strings attached such as property and local tax holidays, as I have seen at Hilton Head and Myrtle Beach. The financial and environmental model proposed has been professionally evaluated to stand on its own merits.

Interestingly there will not be any added burden on the Hammock Infrastructure since Hammock Dunes initially planned to add two additional multi story condominium units far exceeding the offered Hammock Beach Resort room expansion. Both the Hammock Bridge and the DCDD have verified excess capacity based on optimistic past occupancy projections.

I should note that the recently passed short term rental Ocean Hammock Amendments will dilute/stop the overcapacity of the mega homes we have seen developing over the last three years. Furthermore there are expected occupancy limits which will result from the proposed Flagler County Rental Ordinance. Mathematically there is no supporting logic to deny the application based on increased

capacity or environmental concerns, where just the opposite exists.

Alternatively as a golf member of the resort the added corporate play will be mostly in the afternoon following the morning business sessions. I understand the golf courses will be open to the public during the winter months, as now, via golfnow.com. Unlike the main resort building the additional rooms will not have cooking facilities and limited room occupancy. Thus the local food and beverage establishments will also benefit.

The residual benefits to Flagler County, the Hammock community and small business' are too numerous to list and debate. My wife and I would like to believe that Flagler County would not dismiss this quality conference center opportunity to further advance local tourism as exemplified at Sawgrass, Kiawah Island and Amelia.

Thank for your consideration.

Jim and Nancy Fitzgibbons

Adam Mengel

From: Joe [jroy11@cfl.rr.com]
Sent: Saturday, December 06, 2014 8:36 AM
To: Adam Mengel
Subject: FW: Salamander Application #2926

Hi Adam

I sent the email below to all members of the Planning and Development Board but had an incorrect email address for you – my apologies.

Joe Roy

From: Joe [mailto:jroy11@cfl.rr.com]
Sent: Friday, December 05, 2014 2:40 PM
To: 'amengle@flaglercounty.org'; 'mboyd@bellsouth.net'; 'crowe6@gmail.com'; 'dickinsonci@aol.com'; 'Coryi62@earthlink.net'; 'laureenkornel@hotmail.com'; 'rreinke@aol.com'; 'pam4houses@gmail.com'
Subject: Salamander Application #2926

On December 9th, you will be called upon to vote on the Salamander Application. It is not coincidental that each member of the Planning and Development Board is serving at this critical time in deciding the economic fate of Hammock Beach and Flagler County. Please consider that your vote in favor of the proposal or in opposition to the proposal will become your legacy for decades to come, and your vote will signify your view of the importance of Hammock Beach to Flagler County's economy. The proposal before you is not whether Hammock Beach is allowed to complete in an industry it understands, but whether Hammock Beach survives as a viable resort in Flagler County. Resorts from Daytona to Amelia Island and throughout Florida are investing heavily to remain destinations for tourists as well as business conventions. Denying Hammock Beach that opportunity is not in the best interest Flagler County or those businesses that benefit from the shop local attitude of Hammock Beach residents and tourists. Businesses along A1A from Palm Coast to Flagler Beach, European Village, and throughout the County will be hurt financially. Jobs will be lost as Hammock Beach revenues decline. As you consider this decision, I hope that you will consider also that failing to pass this proposal does not mean that Hammock Beach will continue to operate as it is today. It cannot! Without the \$72 MM investment, the #1 Resort in Florida will no longer be called Hammock Beach. Without investment into the Hammock Beach property, it is only a matter of time before tourism declines, properties come into disrepair, and residents begin to move.

Judith and I moved to Palm Coast in 2006 because of Hammock Beach. The members as well as the Hammock Beach Management Team are passionate about the environment – that's why we chose this part of Florida. Residents are involved in many environmental initiatives and volunteer throughout the County. The Hammock Beach Resort, as well as everyone who owns property in the Hammock, pays significant taxes that support Schools and infrastructure. What will happen when the tax base and bed tax declines? We already know that the tax base in the County needs to be diversified - let's not make the residential tax burden more burdensome.

We ask you to vote in favor of this proposal establishing your legacy as someone committed to the economic development of Flagler County. A no vote signals that you believe that Flagler County can find a \$72MM investment from other sources that will create 200 jobs. You cannot rule out the importance of Hammock Beach Resort in attracting new residents to our area (projections show 40,000 new residents in the next 15 years). Hammock Beach residents have opened new businesses rather than retire, they volunteer in the community, and most residents have relocated to this premier destination from outside Florida.

However you vote, you are at a place in Flagler County's history which will determine the economic outcome for years to come and your vote will determine that direction. The choice is yours to make. We ask that you vote yes and support this proposal and send it along to the Board of County Commissioners with your strong recommendation to vote

favorably on this application. A no vote sends a strong message to not only Hammock Beach, but to every business in the County looking to expand and to those who might consider establishing a business in Flagler County.

Joseph and Judith Roy
38 Oak View Circle W
Hammock Beach
Palm Coast, 32137

Adam Mengel

From: Joy Ellis [joyellis@cfl.rr.com]
Sent: Saturday, December 06, 2014 8:11 AM
To: Adam Mengel
Cc: Craig Coffey; Julie Murphy
Subject: Corrections to Daytona Beach News Journal article

Mr. Mengel,

As we discussed on the phone, the November 19 News Journal article by Julie Murphy contains some important inaccurate information attributed to you.

1400 scrub oaks being removed "were trees put in as part of the development",
The golf path would be relocated, but not to the dune.

The 1400 scrub oaks are native trees, and the golf cart path, if approved, is being moved on to the dune in front of the proposed hotel, as shown on the County website and confirmed by Daniel Baker, the lead Lupert/Adler employee on this project.

The Public and reporters must be able to rely on the accuracy of Flagler County staff and officials. While I understand that you prefer not to make a formal correction, I would appreciate your correction of these inaccuracies at the December 9 Planning and Development meeting.

Your hard work on the Salamander hotel proposal and the vacation rental ordinance is much appreciated. I hope you will have some uninterrupted time to enjoy the holidays with your family.

Joy Ellis
85 Ocean Oaks Lane
Palm Coast, FL 32137
386 445-8556

Adam Mengel

From: George Hanns
Sent: Saturday, December 06, 2014 8:27 AM
To: Albert J. Hadeed; Adam Mengel; Craig Coffey
Subject: FW: (no subject) Hammock Beach
Attachments: Doc1.doc

From: CottieB@aol.com [CottieB@aol.com]
Sent: Saturday, December 06, 2014 8:25 AM
To: George Hanns
Subject: (no subject)

Hammock Beach Lodge Please see attachment

Cottie 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

Adam Mengel

From: Russ Reinke [rrreinke@aol.com]
Sent: Saturday, December 06, 2014 9:19 AM
To: Adam Mengel
Subject: Fwd: Hammock Beach Development

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Friday, December 5, 2014, mva <mva@amaralcars.com> wrote:

To Whom it may concern

My opinion about the plans for application # 2962 for Hammock Beach / Ocean Hammock Golf Course transformation is very NEGATIVE as a 3 bed room condo owner (not in the rental plan) and one building lot where I plan to build a home in the near future I'm very concerned with the plans to destroy what use to a beautiful peaceful place. We were promised no more building no more development and its all going to be destroyed, already now in the summer months its crazy with all the people and all the noise the security is lousy, noise goes on until very late past mid night during spring brake also gets wild In my opinion and I have been an owner since 2004 they will commercialize this place so much that will erode the beauty and peace of this area. It will be shameful to allow this to go ahead. Please don't forget the Folks that pay the taxes and the membership fees and everything else that goes with it. Thank you for your consideration.

Manuel V. Amaral.

Manuel V. Amaral
Amaral Auto Sales & Service
295 Park Ave Lyndhurst NJ 07071

Ph. 201-729-1900 Fax: 201-729-1919

MVA@amaralcars.com
www.amaralcars.com

Adam Mengel

From: Gail Kerr [gaclifford@yahoo.com]
Sent: Saturday, December 06, 2014 10:21 AM
To: Adam Mengel
Subject: Salamander Application #2926

As a homeowner and full golf member, I support Salamander's proposal. I was part of the opposition during the previous effort by Lubert-Adler under the original NOPC/DRI. The current proposal has been developed in a transparent manner with community input. In my opinion, it will enhance property values and our quality of life. There will always be opposition to a large undertaking like this and there are details that may be troublesome. However, the perfect should not stand in the way of the possible. I urge the support of the County Commissioners for the 'Salamander Project'.

I view this as a much needed renovation of the existing facility with little if any change in footprint. Without this project, we are in danger of having an abandoned decrepit property marring our beautiful beach. The project benefits the County and the Hammock in several ways and has minimal impact on the surrounding beauty of the Hammock. Benefits: Increased visibility for Flagler County via advertisement and visitation. Increased tax base and bed revenue. Increased employment during and after the project. Significant investment in Flagler County and the Hammock (\$70million?)

Yes there are a few residents and/or community groups who are opposed. Some are quite vocal. Their objections are subjective and self-serving without any compromise. For the most part the rhetoric has been emotional with minimal attention to fact, and has been a total rejection of any planned growth.

Adam Mengel's presentation at the initial review by the Planning and Development Board in October is an important view of the history of this property. The 1989 picture of Old Salt Park and its overlay against the existing Lodge footprint shows the park as a barren parking lot much larger than the size of the Lodge area with no trees. The present landscaping on the Lodge, Hammock Dunes Parkway, and 16th Road is much more appealing.

I love trees and the natural coastal landscaping and moved back here because this area has always had that true Florida environment. As a 15 year resident of the Hammock, I know that the issue of trees has gotten out of control. My husband and I went to great lengths to save as many trees as possible in our lot but have to pay annually for tree removal, and pruning. We planted the requisite amount of trees imposed by Bob Devore's landscape requirements only to have them removed as they ruined the driveway and the front lawn and caused a major expense to fix the driveway. The requirements specified trees to be planted way too close together. After the 2013 tornado, we had to pay out of pocket to pay for broken windows, remove trees and other debris. I should not have to spend as much time and money as I do for trees. The desire to have trees needs to be more practical and reasonable.

The A1A Pride Committee has done a great service to the community but has outlived its usefulness. A similar group is probably needed to guide us going forward but if it is to have as much influence as it has today, the members should be elected (similar to DCDD) and have appropriate planning credentials. As we saw at the October meeting, the overlay requirements are not reasonable for managed and viable growth. It was a travesty to see what happened to the woman who was trying to comply with A1A requirements on a lot that is a blight on A1A. This same committee who is worried about trees and traffic had no problem recommending a land swap on 16th Rd for a strip center until the residents complained several years ago. Now that Salamander wants to make improvements, they are worried about periodic traffic? Their decisions are arbitrary and self-serving.

Again, I urge you to support Salamander's request to move forward on this project.

Gail Kerr
39 Ocean Oaks Ln

Gina Lemon

From: Jeanne E. Florio [jflorio65@optonline.net]
Sent: Sunday, December 07, 2014 7:30 PM
To: Gina Lemon
Subject: Issue proposed Hammock Hotel - Tuesday's Planning and Development Board Meeting

Dear Ms Lemon

Please forward this on to the Board Members. Thank you.

Dear Flagler County Planning and Development Board Members,

I am appalled at the idea that a hotel on the Hammock is proposed. Don't you care about Flagler County's environment? Do you propose to do more damage to our coastline, native trees, bushes, flowers, etc.? Don't you care about the endangered turtles laying their eggs on our beaches? our wildlife? or marine animals? Are you considering that this hotel will result in an even greater shortage of water? I haven't heard that the proponents of this building have stated anything about Florida friendly principles (reference University of Florida if you are not aware of these).

I respectfully suggest that it be mandatory for every one of you (Planning and Development Board Members) to attend and successfully complete all segments of the University of Florida's Master Naturalist Program. Perhaps then you will have a better understanding of the environment's needs.

Jeanne E. Florio

Adam Mengel

From: Kenneth Neu [osprey20@msn.com]
Sent: Monday, December 08, 2014 12:16 PM
To: Adam Mengel
Subject: FW: Salamander Proposal
Attachments: 2014-10-01 Ltr to Planning & Zoning.pdf; RE: OHPOA - Hammock Dunes Parkway Status - telcall Friday, 6/12/2013

Adam,

I sent this earlier and received a failure to deliver notice. Upon review I realized I had typed your e-mail address incorrectly,

Ken Neu

From: Kenneth Neu [mailto:osprey20@msn.com]
Sent: Monday, December 8, 2014 12:01 PM
To: mboyd@bellsouth.net; dickinsonci@aol.com; crowe6@gmail.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com; amengle@flaglerccounty.org
Subject: Salamander Proposal

I have attached a copy of the letter I sent to the Board prior to the October meeting at which this proposal was initially presented. Concerns have been expressed by some regarding increased traffic should the proposal be approved. I believe the attached letter addresses those issues. Further, attached is an e-mail series discussing Hammock Dunes Parkway issues which further substantiates the sufficiency of the roadways.

In additions to the aforementioned this proposal is very beneficial to the immediate community impacted i.e. Ocean Hammock and the Hammock Beach Resort. The improved facilities for club members and the increase in property values attendant to having a first class resort in the community is tremendous. Having a high profile resort will also be positive for the image of Flagler County and will assist in drawing tourists, new residents and of great importance new industry to the county. This proposal will have both an immediate and a long term long term positive impact on the local economy.

Ken Neu
Past President
Ocean Hammock Property Owners Association

Kenneth E. Neu

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

October 1, 2014

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

Re: Proposed Ocean Hammock Golf Course Lodge Plan

Dear Sir,

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

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

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

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

Sincerely yours,

Ken Neu
Owner OHPOA
Past President OHPO

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

Adam Mengel

From: Lana Raymond [lraymond@flaglercounty.org]
Sent: Monday, July 15, 2013 10:30 AM
To: 'Ken Neu'
Cc: Albert J. Hadeed
Subject: RE: OHPOA - Hammock Dunes Parkway Status - telcall Friday, 6/12/2013

Mr. Neu, Mr. Hadeed advises that your summary is correct with one minor modification in number 3. The developer was relieved of widening A1A when Hammock Dunes Parkway was re-planned as a publically accessible roadway. Other transportation requirements were imposed, specifically, to signalize, should traffic volume warrant, the intersections at 16th Road and Jungle Hut Road, and to construct turning lanes at 16th Road and A1A.

From: Ken Neu [mailto:osprey20@msn.com]
Sent: Saturday, July 13, 2013 2:35 PM
To: Lana Raymond
Subject: OHPOA - Hammock Dunes Parkway Status - telcall Friday, 6/12/2013

Mr. Hadeed,

This confirms our telephone conversation of Friday, June 12, 2013, concerning the status of Hammock Dunes Parkway (HDP) and traffic enforcement responsibility on that thoroughfare. During the conversation you advised the following:

1. From the outset HDP was to be a private road with flyovers of public roads (Jungle Hut Road & 16th Road) along its route.
2. The 1998 NOPC submitted by the developer which resulted in BOCC Resolution 98-10 included a change to at grade intersections with HDP eliminating construction of flyovers and opening HDP to the public.
3. With approval of this request improvements to A1A became unnecessary. As a result the developer's responsibility to provide those improvements was eliminated.
4. Beaches are a major attraction of Flagler County and the roads intersecting with HDP are key avenues to the beach. HDP is a significant thoroughfare for the public to access those roads and the beaches.
5. During the normal course of business Flagler County Sheriff's Department (FCSD) personnel traverse HDP on a routine basis to get to the county roads and beaches for which FCSD has patrol responsibility.
6. While HDP is privately owned by the Ocean Hammock Property Owners Association (OHPOA) it is not within the gated portion of the Dunes DRI, is open to the public, and is uniquely situated within Flagler County.
7. Considering all of the above it is in the interest of Flagler County and the general public that the FCSD perform traffic enforcement on HDP while traversing that road sans any formal written agreement.
8. The OHPOA concurs with that position.

Ken Neu

Chair, Access Control Committee
Ocean Hammock Property Owners Association

Adam Mengel

From: George Hanns
Sent: Saturday, December 06, 2014 10:33 PM
To: Albert J. Hadeed; Adam Mengel; Craig Coffey
Subject: FW: Planned future development at Hammock Beach

From: glhagen4 [glhagen4@bellsouth.net]
Sent: Saturday, December 06, 2014 1:15 PM
To: liz hagen
Subject: Planned future development at Hammock Beach

Dear Planning and Development board members and Flagler County Commissioners;

My husband and I have been condo owners at Hammock Beach since before there was a 'shovel in the ground'. We visit the property 5-6 times a year and stay up to date on the day to day operations.

We are in support of the renovation to the complex and urge you to support this renovation as well.

We have carefully reviewed the Salamander Group's proposal for the renovation of the lodge area and the HBC lobby. We have traveled extensively to other similar resorts and are familiar with what it takes to run a successful resort and we feel that this is in the best interest of the owners and the surrounding area.

If Salamander is not given permission for this renovation, we fear that this resort will become a dinosaur and will continue to deteriorate. That would be a tragedy for the homeowners and for the Palm Coast area and Flagler County.

Thank you for your time and consideration.

Liz and Grant Hagen

770-656-5776

Property owners Hammock Beach Resort

Adam Mengel

From: Jeanne E. Florio [jflorio65@optonline.net]
Sent: Sunday, December 07, 2014 2:34 PM
To: Adam Mengel
Subject: Proposed Hammock Hotel

Mr. Mengel,

I am appalled at the idea that a hotel is being proposed. Doesn't Flagler County's officials care about our environment? Do they propose that we do more damage to our coastline, native trees, bushes, flowers, etc? Don't they care about the turtles? wildlife? Are they considering the shortage of drinking water? I haven't heard that the proponents of this building have stated anything about Florida friendly principles.

I respectfully suggest that it be mandatory for every member of the Board to attend and successfully complete all segments of the University of Florida's Master Naturalist Program. Perhaps then they will have a better understanding of the environmental needs.

I am opposed to this proposed building!

Please pass this on to each member of the Board.

Thank you.

Jeanne E. Florio

Adam Mengel

From: Robert Van Nostrand [revan46@msn.com]
Sent: Sunday, December 07, 2014 3:13 PM
To: Adam Mengel
Subject: FW: Salamander Hotel Proposal

From: revan46@msn.com
To: amengle@flaglercounty.org; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com;
coryi62@earthlink.net; laureenkornel@hotmail.com; rrreinke@aol.com; pam4houses@gmail.com
Subject: Salamander Hotel Proposal
Date: Sun, 7 Dec 2014 15:11:13 -0500

We are writing all of you to voice our support of the Salamander proposal which you will hear again on Tuesday 12/9.

My wife and I have been Flagler County residents since 2002. We recently sold our Grand Haven home and purchased and moved into a Hammock Beach South Towers Condo in 2013. We have been active full golf members at the Club since 2006.

As both a resident condo owner and club member - we have spent considerable time and effort to evaluate the Salamander proposal as it will impact both areas. We have been pleasantly surprised by both the transparency of the Salamander effort in addition to their willingness to listen to constructive input and modify their plan based on that input. The visual impact has been minimized and the improvements will benefit our club membership.

We have seen the resort decline since joining in 2006 - and Salamander is the first "operator" that seems genuinely interested in making improvements and enhancing the membership experience. Something needs to be done - and their proposal, while not perfect, is a good compromise that will improve facilities and enhance our property values. The economic benefits also extend to Flagler County as well.

We attended the first hearing and were disturbed by both the minority dissent and board opposition that seems to focus on "leave the Hammock alone". Surely neither Scenic AIA, nor you as individuals can look at Mr. Mengel's historic pictures and state that the encompassed area of the Hammock Dunes CDD not only represents substantial improvement but is also the crown jewel of Flagler County.

I thought Mr Dickinson's comments at the end of the first meeting regarding the compromises that were made to initially develop Hammock Beach and what could have been developed were most telling. Let's do the same compromising this time around - rather than just vote no to any change.

Thank you for your time.

Bob & Sharon Van Nostrand
200 Ocean Crest Drive

Apt 643
Palm Coast, FL 32137
386-445-0296

Adam Mengel

From: Paul Naik [paulnaik@gmail.com]
Sent: Sunday, December 07, 2014 3:47 PM
To: Adam Mengel
Subject: Salamander Proposal Supporters -

Hi.

I am in support of Salamander proposal. I am a full time volunteer dentist at Flagler county Free clinic.

Bunnell where clinic is located is in economically depressed area where over 37 percent population is under federal poverty limit & without any health coverage. Flagler county in general is not far behind, with very high unemployment.

At Hammock Beach Club there are about 400 staff members giving us very high quality service. Over the years business at the club has steadily gone down. Management has cut wedges & hours of these employees so much so that in some cases their entire pay cheque goes towards paying health insurance premium.

Salamander project will certainly help gain lots of jobs in Flagler county.

I lived in tower for over five years, it's probably one of most beautiful places I ever lived. Adding a lodge will further enhance the grandeur of this place. I am sure Salamander will look deeply in solving congestion on sixteenth street, as well as convenience it is going to cause people who own homes. Helping fellow citizens improve their quality of life is far better Karma than saving several oak trees. Some say jobs is a buzz word Salamander is using to get this project through. Just cross the toll bridge & look on the other side, I do every day and I am willing to help by supporting this project.

Sent from my iPad
Paul

On Dec 6, 2014, at 8:13 AM, Mike Maurer <mike.maurer47@gmail.com> wrote:

Just a reminder to send letters/emails as requested below. Email address for Adam Mengel is:
amengel@flaglercounty.org.

On Dec 4, 2014, at 1:41 PM, Mike Maurer <mike.maurer47@gmail.com> wrote:

This is being sent to everyone who has confirmed their support of the Salamander Proposal

There is a lot of info here. Sorry for the length - just trying to be thorough & helpful. Please review the entire email and attachments and then take action by contacting the Planning & Development Board Members.

The Flagler County Planning & Development Board is meeting next Tuesday, December 9, 2014 to review the Salamander Application #2926.

**THIS REQUESTS YOU SEND AN EMAIL WITH YOUR SUPPORT TO
THE FOLLOWING BETWEEN NOW AND MONDAY 12/8.**

Planning & Development Board Members:

County Staff Liaison - Adam Mengle amengle@flaglercounty.org

Michael C. Boyd

mboyd@bellsouth.net

Thad Crowe

crowe6@gmail.com

Robert Dickinson

dickinsonci@aol.com

Michael Duggins

Coryi62@earthlink.net

Laureen Kornel

laureenkornel@hotmail.com

Russell R. Reinke

rrreinke@aol.com

Pam Richardson

pam4houses@gmail.com

One email addressed to the entire Board (8 in total - to include Adam Mengle) is all that is needed. The subject of the email should be "Salamander Proposal" or "Salamander Application #2926". Let them know who you are and that you support the proposal/application. Give 1-2 simple reasons for your support. End by urging them to move the application to the County Commissioners with their positive recommendation. You can write as much, or as little, as you want - we just need you to write in support of the proposal.

For example, here are a few emails I have received from supporters - all are brief, but provide a compelling reason(s) for approval.

- I am very much in support of the new lodge project. I own a 3BR condo in the main Hammock Beach building overlooking the pool pavilion. I am a club member. I also own a condominium at Amelia Island Plantation. They have made extensive renovations to their hotel and conference center through the Omni corporation for the sole purpose of attracting more conferences in order to be financially sound. I have witnessed these extensive changes happen and it has improved the resort tremendously including the property value in my condo. Renovations at Hammock are needed to keep up with the changes happening to all beach resort communities and therefore be competitive*
- Yes, we are in support of this proposal. We have a 3 Bedroom condo in the main HB resort building. This is a progress in the right direction. We have seen the value of our purchase decline by 60% based on our purchase price. Based on this, anything they do can only increase the value and improve HB. They certainly cannot make it worse. Yet, to stay the course and fight progress and continue to be less competitive will guarantee further decline. The vocal minority that is against making HB into a world class resort are governed by narrow self interests*
- As a homeowner and full golf member, I support Salamander's proposal. I helped lead the opposition during the previous effort by Lubert-Adler under the original NOPC/DRI. The current proposal has been developed in a transparent manner with community input. In my opinion, it will enhance property values and our quality of life. There will always be opposition to a large undertaking like this and there are details that may be troublesome. However, the perfect should not stand in the way of the possible. I urge the support of the County Commissioners for the 'Salamander Project'*

If you prefer to send a letter, here's a copy of a hard-copy letter (yes, some folks still do this) sent to the Planning & Development Board by a resident/member. It can be mailed to the Planning & Development Board at the address below.

<LETTERtoPLANNINGBoard.docx>

If you can attend the Planning & Development Board meeting be sure to stop by the Membership Office at the Club and pick up a tee shirt - or identify yourself to someone at the meeting wearing a tee shirt (white) & we'll get you suited up.

Planning & Development Board Meeting, Tuesday December 9, 2014 @ 6:00 PM
Board Chambers of the Government Services Building
1769 E. Moody Blvd

Building 2
Bunnell, FL 32110

Finally, here is a white paper which provides rationale for supporting & approving the proposal - you might find this helpful as you articulate your reasons for support. Am attaching both .doc and .pdf versions - hopefully one will work for you.

<SALMANDER PROPOSAL BENEFITSv1202.docx>

<SALMANDER PROPOSAL BENEFITSv1202.pdf>

SEND THOSE EMAILS & PLAN TO ATTEND THE PLANNING & DEVELOPMENT BOARD MEETING NEXT TUESDAY !

Thanks,

Mike Maurer

Adam Mengel

From: George Hanns
Sent: Sunday, December 07, 2014 6:59 PM
To: Adam Mengel; Albert J. Hadeed; Craig Coffey
Subject: FW: Please reject the Salamander Hotel Proposal

From: Joy Ellis [joyellis@cfl.rr.com]
Sent: Sunday, December 07, 2014 4:22 PM
To: George Hanns; Charles Ericksen Jr.; Frank Meeker; Nate McLaughlin; Barbara S. Revels; Michael Boyd; Thad Crowe; Robert Dickinson; Michael Duggins; Laureen Kornel; Russell Reinke; Pam Richardson
Subject: Please reject the Salamander Hotel Proposal

From the Flagler County Comprehensive Plan 2010-2035 Overview and Implementation, the guiding principles listed on page 10 under "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."

This proposed hotel is at odds with these all of these guiding principles.

Leaders in the Hammock, Flagler County and even the state of Florida have done much to limit more development at this location in order to preserve the natural beauty and distinctive character of the Hammock by keeping the promise which the plat restriction provides.

The Salamander/Lupert/Adler hotel proposal includes a 198-room hotel on land which was plated recreation in perpetuity. The wording of the plat addendum is firm and clear.

"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 it's successors in title, and shall run with the land and bind all future owners."

"The parcels shown here on 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."

If the guidance of the plat restrictions are followed, redevelopment of this site is not inevitable. If this site is opened for a hotel, there will be decreased opportunity to control further development. Mr. Prem Devadas, Salamander's very persuasive spokesman, said that at Amelia Island Plantation a similarly-sized hotel was deemed inadequate by the new owners who double the number of rooms to 406. He cited other competing resorts with rooms ranging from 450 to 590 rooms. There is little doubt that the proposed plan is simply the beginning. This location already has 503 units along 16th Road.

The presence of a hotel where EACH of the two wings is very close in height and width to the existing Lodge is far larger in depth, where one wing looms over Old Salt Park, violates the

mandate of "golf course, open space, parks, dune preservation or such other appropriate recreational or governmental usages" from above. The depth of each of the two wings goes well into the existing parking lot and forces the removal of native and planted trees. The area of the proposed hotel is 171,000 square feet versus the existing Lodge of 40,000 square feet.

Besides the hotel over shadowing the beach and looming over Old Salt Park, the developer wants to run the golf cart path WITHIN the dunes if approval can be obtained from the state, which was confirmed for me by Daniel Baker, the Lupert/Adler lead person on site. The buffer that the golf course was designed to be for the dunes and beach is being modified to the very serious detriment of the dunes which are a natural protection from storms.

The Old Salt Park, which was promised in the original deed as the perpetual public access, will be seriously impacted. Public access to the beach will be limited by the construction and later by the congestion caused by the hotel. The entry to the proposed hotel's loading dock is being located WITHIN the Old Salt Park so deliveries will obstruct the entrance of the park. The developer plans to have the mechanical yard border the park on the south and has even suggested building a storage facility for the Hammock Beach chairs and umbrellas within the park, although this is not part of the current plan on file with Flagler County. While the developer would have us believe that the Scenic A1A Byway will not suffer, we see that even the current weekly influx of visitors to Cinnamon Beach at the Ocean Hammock gate causes traffic problems on Hammock Dunes Parkway. 16th Road, which is part of the Scenic A1A Byway, will be bordered on both sides by large parking lots. Over 1400 scrub oaks and other native trees would be destroyed to make room for the parking lot on the south of the road.

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 who has already benefited from the initial land swap? The plat restriction on the property was in place when it was purchased by Lupert/Adler.

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. Only 15 to 20% of the Hammock Beach members and residents were included in the straw poll conducted by Hammock Beach Club. Scenic A1A, Hammock Conservation Coalition, Sea Colony HOA, and Matanzas Shores HOA have all voiced their opposition to this plan. The opening of the beach to hotels will effect Hammock residents and visitors who wish to use the beach who were not included in the straw poll. All Flagler county residents, including those who are not engaged in this discussion, will also have their access limited even though they may be unaware of this threat.

The developer says they will respond to suggestions. If so, they 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 us believe that redevelopment is inevitable. Please reject this plan and keep the promises made by Flagler County officials.

My husband and I came to the Hammock after an extensive search in coastal areas of South Carolina, Georgia and Florida. What made this area so special and rare was the lack of congestion and the abundance of natural beauty. Salamander and Lupert/Adler want to build a hotel right on the ocean. Their idea of beauty, artificially created for the benefit of a few, conflicts with the natural beauty and culture of conservation in the Hammock. This natural, uncongested neighborhood will become a poor imitation of Daytona Beach and, in fact, many other resort coastal communities. Don't let this developer destroy this rare and precious community.

Sharon Joyce Ellis
85 Ocean Oaks Lane
Palm Coast
32137
Phone: 3864458556
E-Mail: joyellis@cfl.rr.com<mailto:joyellis@cfl.rr.com>

Adam Mengel

From: Roger Cullinane [rcullinane@gmail.com]
Sent: Sunday, December 07, 2014 5:58 PM
To: laureenkornel@hotmail.com; mboyd@bellsouth.net; coryi62@earthlink.net;
pam4houses@gmail.com; dickinsonci@aol.com; rreinke@aol.com; crowet6@gmail.com;
Adam Mengel
Subject: Salamander Hotel Proposal

Dear Planning Board Members and Mr. Mengel:

Please reject the Salamander proposal to construct a 200 room hotel on the Ocean Hammock/Hammock Beach property.

When I purchased a home site in Flagler County in 1999 it was because it is a beautiful, uncongested area of Florida with miles of beach, no traffic problems, and no glitzy Shopping Malls. Now, 15 years later we have the large Hammock Beach Club building with its associated influx of short-term transients, the Cinnamon Beach Condominiums with its huge group of transient renters – both with the associated traffic, crowded beach, and even crime problems. Enough is enough; it is time to stop this madness before we become a baby Daytona Beach.

The Developer of the Hammock Beach/Ocean Hammock property committed to the purchasers of property here that the Hammock Beach Club building would be the end of the construction of transient housing facilities. Residents bought property understanding this commitment (which is was included in Advertising Videos used to market the property). Now Salamander wants to construct a hotel with 200 rooms and has a vision of significant additional development on A1A to accommodate the guests – shopping, restaurants, etc. They would also like to rip out over 1,400 trees to construct additional parking facilities (clearly there is inadequate parking here now to accommodate an additional 200-250 cars for hotel guests and employees.

We already have significant traffic problems here in Ocean Hammock because of the short term renters, and even though we have voted to significantly stop these transient rental activities starting in 2017 in Ocean Hammock and Hammock Beach, this change to our Master Declaration will not have any impact on the short-term rental activities at either the Cinnamon Beach or Hammock Beach Condominiums – which together attract over 1,000 vehicles and thousands of vacationers at a time, during the busy summer months. We don't need an additional 250 vehicles and 400 vacationers in the proposed 200 room hotel.

This is not what we all bought into, and is not what was committed to Flagler County when it gave the Developer ocean front property for the golf course. I don't believe it is consistent with the desires of most of the residents in Flagler County either.

I love living here in Ocean Hammock and hope to be able to continue to live here. I am counting on you to defend our beautiful paradise, and not allow outside developers and investors to destroy what attracted us all here.

Thanks for all you are doing to protect our way of life and our environment here in Flagler County.

Regards,

Roger Cullinane
27 Ocean Ridge Boulevard
Palm Coast, Florida 32137

Adam Mengel

From: JOHN TODD [jtodd43@icloud.com]
Sent: Sunday, December 07, 2014 6:43 PM
To: Adam Mengel
Cc: mboyd@bellsouth.net; dickinsonci@aol.com; laureenkornel@hotmail.com; pam4houses@gmail.com; crowet6@gmail.com; coryi62@earthlink.net; rreinke@aol.com; Frank Meeker
Subject: Application #2962, Site Development Plan (SDP) Review in a Planned Unit Development (PUD)

Chairperson
Members, Planning & Development Board

I am writing to communicate my strong opposition to the proposed Hotel & Convention Center Project.

I am a resident of Ocean Hammock and live about 8 blocks from the proposed Hotel and Conference Center.

My principal objections include:

- Allowing this proposed development to go forward, will remove the existing **“plat restrictions”** that were part of a past land swap with Flagler County, balancing competing interests. Those restrictions allow only development related to golf course activities. Clearly a 198 room Hotel & Conference Center, is not golf course related activity.
- Removing those plat restrictions, will set a **dangerous precedent, that will likely have a domino effect and seriously impact the quality of life** in the Hammock now, and increasingly, in the future.
- Hundreds of Hammock Beach Condo Owners were promised before they bought their units, that there would be **no additional development between their buildings and the Ocean**. The Developer’s marketing videos are still viewable on the Internet, that made those promises.
- This proposal is in effect, **a scaled down version of what was declared invalid, several years ago, by an Administrative Law Judge**, when the County’s past denial was appealed.
- My understanding is **the proposed development, will eliminate a net amount of 1400+ scrub oak trees** within the Hammock, plus additional trees; Currently the County require homeowners to obtain a permit to cut down 1 tree above a certain diameter. The permit approval process for 1 tree is to preserve the beauty of the Hammock. How can the County consider allowing Salamander to cut down a net 1400+ trees?
- My understanding is the existing 18 room “Lodge” was never approved as a “hotel”. Nevertheless, replacing it with anything other than a like size building is totally inappropriate.
- There is **no overriding public benefit to removing the plat restrictions**, and allowing the proposed hotel & conference center to be built.
- **The location of the proposed Hotel & Conference Center is not appropriate**. It will detract from the beauty of the Hammock, and is not consistent with the aesthetics of the area.
- **There are many individuals & groups opposed to this proposed development**. Salamander’s “straw vote” with a subset of Hammock Beach Club Members is not a valid indicator of support. It did not include non-Club members, & was run by Salamander. Participants were asked to include their name on the “ballot”. I see no value to a flawed straw poll, orchestrated by a party with a bias?

John Todd
43 Ocean Oaks Lane
Palm Coast, FL 32137

Adam Mengel

From: Mary Ann Maurer [maryannmaurer@me.com]
Sent: Sunday, December 07, 2014 7:53 PM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com; CoryI62@earthlink.net; laureenkornel@hotmail.com; rrrreinke@aol.com; pam4houses@gmail.com
Subject: Salamander Proposal--Application#2926

Planning and Development Board Members,

I have been a resident of Palm Coast 10 1/2 years, live in Hammock Beach and am a full golf member. I purchased a lot in 2000...at that time Palm Coast was a very different city than it is now. This is a beautiful and unique area. The city has grown and moved forward and the amenities added have enhanced the lives of all people in the city and surrounding area. By comparison, Hammock Beach/Ocean Hammock has also seen growth with more full time residents and small group conventions. Amenities that were satisfactory 10 years ago are not now and need to be updated to accommodate the members and encourage high end corporate groups to come to the Palm Coast area.

I lived here when the last NOPC/DRI was brought to the Board and I was opposed to that. The proposal Salamander has put forth is completely different. Salamander has had numerous meetings/forums with members, providing information and making changes with the plans, directed by member feedback. Salamander has been very transparent. I feel this plan is positive progress for this parcel and neighboring areas. Salamander and their President, Prem Devadas, have a proven track record. The enhancement of building a new Hotel Complex will benefit not only the members of Hammock Beach/Ocean Hammock, but the entire surrounding area of Palm Coast. I have no doubt that Salamander will build a beautiful Hotel (Sanctuary on Kiawah Island and Salamander Resort & Spa in Middleburg) which will bring in needed jobs and money to the county. I have no doubt Salamander will be sensitive to the environment and will add landscaping to add to the beauty of this area. I have no doubt that this new hotel will enhance the real estate values of this neighborhood and surrounding area.

The added tax money from this Hotel Complex will benefit Palm Coast and the Hammock. Economic benefits for local businesses/restaurants and for beautification and conservancy on A1A...more money for projects in Palm Coast to keep the city moving forward. More employment opportunities/new businesses for a county that has one of the highest unemployment rates in the state. It's a win-win for us all and I feel Salamander will be a responsible partner with this project.

I urge you to vote to recommend approval of the Salamander proposal #2926 ...a project that will add a high end development to this area and bring in high end groups. We need to continue moving forward.

Thank you for considering this proposal, Mary Ann Maurer
47 Northshore Drive

Adam Mengel

From: Stewart Lander [stewart.lander@gmail.com]
Sent: Sunday, December 07, 2014 8:28 PM
To: Adam Mengel; mboyd@bellsouth.net; crow6@gmail.com; dickinsonci@aol.com; laurenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Subject: Salamander Proposal

I am an owner and full golf member at Hammock Beach. I am in full support of the Salamander proposed project to help make our community become more competitive in the marketplace and help enhance the existing property.

At the same time, I recognize and support the need to be sensitive to environmental concerns. We have been assured that these issues will be paid close attention to while working closely with the county and environmentalists.

I urge you to move the application to the County Commissioners with your positive recommendation.

Thank you,

Stewart and Pam Lander

Adam Mengel

From: Russ Reinke [rrreinke@aol.com]
Sent: Sunday, December 07, 2014 8:33 PM
To: Adam Mengel; Albert J. Hadeed; Frank Meeker; Barbara S. Revels; Nate McLaughlin; Charles Ericksen Jr.; George Hanns
Subject: Fwd: Fw: Lubert Adler

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Sunday, December 7, 2014, Ann Butler <annbutler110@cfl.rr.com> wrote:

THIS is the REAL Lubert Adler..... <http://gotoby.com/news/article/2003/A-Former-Ginn-Community-is-Quietly-Shut-Down>

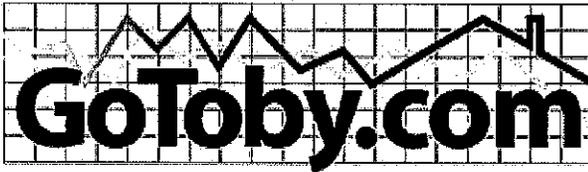
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A Former Ginn Community is Quietly Shut Down

Lubert-Adler shuts down BriarRose, a "country estate" private community near Lake Oconee in Georgia.

By Toby Tobin

Comments (2) | Add a Comment

Palm Coast, FL –
September 18, 2012

– Philadelphia-based
real estate

investment firm

Lubert-Adler has

shut down

BriarRose, an asset

in which they once
partnered with Palm

Coast developer

Bobby Ginn. As a
team, Ginn-LA was

once touted as the

company that was

moving the most dirt in the Western Hemisphere. The joint venture

set a succession of one-day real estate sales volume records in

Florida as they launched several private luxury communities featuring

related stories

Aug 20, 2012—Lubert-Adler Sells Off Bella Collina, another Bobby Ginn Development

Mar 02, 2012—Former Ginn/Lubert-Adler golf course near Charleston S.C. Sold

Jun 09, 2008—A Horse, a Horse, My GINNdom for a Horse

Apr 21, 2008—Jeff Davis Stepping Down From Post as President of Ginn Real Estate

Aug 16, 2007—Ginn Resorts Enters Georgia Real Estate Market With Acquisition of BriarRose Community

signature golf courses with lavish clubhouses and resort style amenities.

The bursting housing bubble hit the **GINNdom** hard. Built on the premise of an ever rising real estate market, sales in the Ginn communities ground to a halt. Defaulting on a \$675 million loan from Credit Suisse resulted in the forced sale of Laurelmor in N.C., the bankruptcy sale of Tesoro and Quail West in Southern Florida, and the loss to Credit Suisse of key property components of Ginn sur Mer on Grand Bahama.

In the unwinding process, Lubert-Adler also cut ties with Bobby Ginn. Along the way, they replaced Ginn with other development partners in Battle Mountain (Colorado) and Cobblestone Park (S.C.). They sold Tesoro Preserve and Bella Collina in Florida, Burke Mountain (Vermont), and Rivertowne (near Charleston S.C.). **Reunion**, near Orlando, and **Hammock Beach**, in Palm Coast, remain as the only viable surviving former Ginn entities.

GoToby.com has learned that early this year Lubert-Adler shut down BriarRose, a "country living" private community near Lake Oconee, Georgia. BriarRose was conceived in 2003 by **Jeff Davis**, a former V.P. of Ginn Development and long-time associate of Bobby Ginn. Davis sold the development to Ginn-LA in 2007, but the Ginn-LA re-launch of BriarRose was unsuccessful. Development had languished since. Davis was pushed aside the following year. The promised equestrian center, clubhouse and pool pavilion were never built.

After receiving a copy of a Jeff Davis bankruptcy filing sent by an alert GoToby.com reader, I made some inquiries. I'm told that Lubert-Adler sold the BriarRose lodge, the welcome center and a few hundred acres of land, closed the golf course, terminated the staff and quietly "locked the gates" early this year. Reportedly, no communication was sent to the roughly 200 property owners, many of whom paid cash, or to Davis's original investors (see comment below).

The murky end of BriarRose is merely a continuation of a dark story. Shirley and I attended a Ginn-LA sponsored mini-launch at BriarRose in late 2007 where Davis proudly gave us a tour of the core development. We were taken by helicopter to its nearby sporting club. He also described property on the shore of Lake Oconee where a beach club would be built for BriarRose residents. Turns out, Davis/Ginn-LA didn't own the sporting club or the lakefront property. Davis had only optioned it. Like the other amenities, they were simply

smoke and mirrors. None of the more than 20 contracts signed at the mini-launch closed.

Watch the following BriarRose marketing video from 2004 and contemplate how something that sounds so good could have gone so wrong.

reader comments

Clarification

Posted by Toby

Nov 16, 2013, 3:23 pm

The investors referred to hold \$6M in notes assumed by Ginn-LA. Note holders were supposed to be paid a percentage of the proceeds of all lot sales. I'm told that they have not been paid although some land was sold.

Conservatory??

Posted by Pete

Sep 19, 2012, 6:13 am

Does this sound like the Conservatory?? Relaunch?? Lets hope not.

add a comment

All fields are required.

Name:

Email: (not displayed)

Address: (not displayed)

Phone: (not displayed)

Comment Title:

Comments:

lockshut

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Conference center proposal goes before Flagler Planning and Development Board

By *Julie Murphy*

julie.murphy@news-jrn.com

Published: Sunday, December 7, 2014 at 9:18 p.m.

Residents who oppose a proposal for a new \$72 million lodge and conference center at the Club at Hammock Beach plan to attend the Flagler County Planning and Development Board meeting Tuesday to make their feelings known.

Joy Ellis is among them. She called The News-Journal on Thursday to make sure "all the facts are known."

Ellis contends the project is "in opposition" to Flagler County's Comprehensive Plan. "I asked, myself, and they are going to put the golf path on the dunes," she said.

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 a 171,000-square-foot facility 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.

Flagler County Planning Director Adam Mengel said during a previous interview "there are some contentious issues." However, he 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 part of 16th Road was nixed.

"It's not the same thing," he said previously. "This is 198 hotel rooms and closing a portion of the road is not part of this application. That makes it different."

The proposal goes before the county Planning and Development Board at 6 p.m. Tuesday in commission chambers at the Government Services Building, 1769 E. Moody Blvd., Bunnell.



Cooper Carry/Atlanta

A conceptual drawing shows a proposed new lodge and conference center at the Hammock Resort in Flagler County.

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Adam Mengel

From: Jean Gilroy [jgilroy227@gmail.com]
Sent: Sunday, December 07, 2014 9:25 PM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Cc: Mike Maurer
Subject: Salamander Application #2926

To the Planning and Board Members,

I am writing to you this evening as an owner in the South Tower of Hammock Beach Resort. My husband and I bought the condo 3 years ago as we love all that Hammock Beach has to offer ourselves and our family.

I am in full agreement with the proposal that Salamander has put forward for the renovations to the Lodge as well as the lobby, spa and fitness facility. In order to compete with other resorts, we need to stay current with renovations happening at other beach resorts. Our facilities have become dated, and we need to do something about it for the value of our condo as well as the value of the whole resort and the community.

I urge you to please move the application to the County Commissioners with a positive recommendation. I believe we all will win with this Salamander renovation project.

Thank you,
Jean Gilroy

Adam Mengel

From: Kevin Hickey [irish10085@aol.com]
Sent: Sunday, December 07, 2014 9:35 PM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Subject: Salamander Project

Dear Planning and Development Board Members, My wife and I are in total support of the new lodge project. We are new home owners in Ocean Hammock and have a full golf membership in The Hammock Beach Club. We decided to join the club hoping there were going to be some major improvements in the very near future. It was obvious to us the spa, fitness center, member clubrooms and aerobic room were in need of major renovations and expansion. The present member locker room is extremely disappointing from an esthetic and function point of view. The ocean-front restaurant and dining room is undersized and in need of enlargement. It has one of the best views on the east coast so why not maximize it.

A new and improved resort, which Salamander has a track record doing, will increase property values and attract future home buyers to the area. By so doing, it will increase tax revenue to the county and it's residents. It will also decrease unemployment by increasing the number of jobs available, both permanent and temporary.

Flagler County is spending \$1 million per year to attract tourists to the County area. Flagler County needs a first class resort destination that will help this effort. If this project isn't approved, you will lose this leverage.

Sincerely,

Kevin and Mary Hickey
Dunfillin, LLC
1 Cypresswood Drive N
Ocean Hammock
Palm Coast, Florida 32137
315-436-2745
irish10085@aol.com

or
134 Conley Road
Lake Clear, NY 12945
Kevin P. Hickey, DDS
Dunfillin, LLC
1 Cypresswood Drive N
Ocean Hammock
Palm Coast, Florida 32137
315-436-2745
irish10085@aol.com

or
134 Conley Road
Lake Clear, NY 12945

Adam Mengel

From: Gilroy, Greg [greg.gilroy@fnfg.com]
Sent: Sunday, December 07, 2014 10:07 PM
To: mboyd@bellsouth.net; Adam Mengel; crowe6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Subject: Fwd: Salamander Application #2926 ("Lodge Project")

>
>
> Dear Planning Board Members:
>
> My name is Greg Gilroy and in 2011 my wife Jean and I purchased a 3 bedroom, 8th floor condo in the South Tower of the Hammock Beach Resort property. Before taking the plunge, we were quite concerned with the status of the earlier and far more radical Lupert Adler project plan, which threatened to obscure our "million dollar view". As I learned, there were many reasons why this last proposal had such a deep seated opposition and ultimately didn't pass; but I clearly recall that there was one fundamental reason which was that its scope and design was in direct conflict with that of the original Master Plan, which envisioned preserving the beachfront as "forever wild" by uniquely positioning most of the development/buildings back from the beach. This time tested Master Plan achieved the desired effect and produced the landscape so admired and enjoyed by the community and its many visitors decades later.
>
> That said, I have examined Salamander's fresh proposal to construct a marquee property within the same footprint and outer dimensions of today's lodge complex. For those of us who are "3-D challenged", the erection of temporary poles designating the project's outer limits may quickly get residents comfortable with the project's size and scope. Given that the project's location is directly in line between our condo and the beach, I am absolutely concerned that things get done the right way in terms of environmental impact such as vegetation, noise pollution and keeping within the spirit of the original Master Plan. But from what I have seen to date out of Salamander is that they are making the effort and are committed to doing it the right way; and I trust with your additional guidance/oversight, we will have a final product that everyone will be proud of!
>
> By way of background, I am employed by a top 25 Bank and oversee its Commercial Real Estate business unit which consists of \$6 billion worth of financing across the Northeast including an exposure concentration to the hospitality industry. In my experience, the primary element that separates successful operators from those who are destined to falter over time, is their clear understanding around the constant need to reinvest - without which a property will slowly decay and no longer compete despite sporting a premium location.
>
> In my view, not allowing Salamander's thoughtful project plan to advance would put the Club and the Resort's intermediate term sustainability in jeopardy whereby a slow irreversible bleed would continue because they were not allowed to stay up with the times. And please understand, that this supportive viewpoint is coming from a resident who based on the positioning of our condo should be most concerned and who knowingly will have to endure a couple of years of construction outside our window.
>
> This is my position professionally and personally, because I know for a fact that it is the necessary long term play if we are going to restore our viability on our way to becoming healthy and strong. The project will enhance the quality of our experience not to mention our real estate values. Quite honestly, I'm confused as to why any one would oppose advancing this concept. It is incumbent upon us to insure that Salamander is held to the rigorous standards for which you importantly serve as stewards.

>
> I very much appreciate your attention and sincere consideration in this important matter,
> and I thank you for the opportunity to express my views.
>
> Respectfully submitted,
>
> Greg Gilroy
> Sent from my iPad

The information in this communication, including all attachments transmitted with it, is confidential and may be legally privileged. It is intended solely for the addressee. No confidentiality or privilege is waived or lost by any mistransmission. If you are not the intended recipient, you are strictly prohibited from disclosing, copying, distributing or using any of this information. If you received this message in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. The sender does not accept liability for any errors or omissions.

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Adam Mengel

From: Tim Hale [timothyahale@gmail.com]
Sent: Sunday, December 07, 2014 10:52 PM
To: Adam Mengel
Subject: Fwd: Fw: Salamander Application #2926

FYI - It appears you email address was incorrect below.

From: Joe [mailto:jroy11@cfl.rr.com]
Sent: Friday, December 05, 2014 2:40 PM
To: amengle@flaglercounty.org; mboyd@bellsouth.net; crowe6@gmail.com; Bob Dickinson; Coryi62@earthlink.net; laureenkornel@hotmail.com; rrreinke@aol.com; pam4houses@gmail.com
Subject: Salamander Application #2926

On December 9th, you will be called upon to vote on the Salamander Application. It is not coincidental that each member of the Planning and Development Board is serving at this critical time in deciding the economic fate of Hammock Beach and Flagler County. Please consider that your vote in favor of the proposal or in opposition to the proposal will become your legacy for decades to come, and your vote will signify your view of the importance of Hammock Beach to Flagler County's economy. The proposal before you is not whether Hammock Beach is allowed to complete in an industry it understands, but whether Hammock Beach survives as a viable resort in Flagler County. Resorts from Daytona to Amelia Island and throughout Florida are investing heavily to remain destinations for tourists as well as business conventions. Denying Hammock Beach that opportunity is not in the best interest Flagler County or those businesses that benefit from the shop local attitude of Hammock Beach residents and tourists. Businesses along A1A from Palm Coast to Flagler Beach, European Village, and throughout the County will be hurt financially. Jobs will be lost as Hammock Beach revenues decline. As you consider this decision, I hope that you will consider also that failing to pass this proposal does not mean that Hammock Beach will continue to operate as it is today. It cannot! Without the \$72 MM investment, the #1 Resort in Florida will no longer be called Hammock Beach. Without investment into the Hammock Beach property, it is only a matter of time before tourism declines, properties come into disrepair, and residents begin to move.

Judith and I moved to Palm Coast in 2006 because of Hammock Beach. The members as well as the Hammock Beach Management Team are passionate about the environment – that's why we chose this part of Florida. Residents are involved in many environmental initiatives and volunteer throughout the County. The Hammock Beach Resort, as well as everyone who owns property in the Hammock, pays significant taxes that support Schools and infrastructure. What will happen when the tax base and bed tax declines? We already know that the tax base in the County needs to be diversified - let's not make the residential tax burden more burdensome.

We ask you to vote in favor of this proposal establishing your legacy as someone committed to the economic development of Flagler County. A no vote signals that you believe that Flagler County can find a \$72MM investment from other sources that will create 200 jobs. You cannot rule out the importance of Hammock Beach Resort in attracting new residents to our area (projections show 40,000 new residents in the next 15 years). Hammock Beach residents have opened new businesses rather than retire, they volunteer in the community, and most residents have relocated to this premier destination from outside Florida.

However you vote, you are at a place in Flagler County's history which will determine the economic outcome for years to come and your vote will determine that direction. The choice is yours to make. We ask that you vote yes and support this proposal and send it along to the Board of County Commissioners with your strong recommendation to vote favorably on this application. A no vote sends a strong message to not only Hammock Beach, but to every business in the County looking to expand and to those who might consider establishing a business in Flagler County.

Joseph and Judith Roy

38 Oak View Circle W

Hammock Beach

Palm Coast, 32137

Adam Mengel

From: Tim Hale [timothyahale@gmail.com]
Sent: Monday, December 08, 2014 12:27 AM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com; dickinsonci@aol.com
Cc: Sara Hale
Subject: Salamander Application #2926 - comments on Planning & Development Board meeting on 10/14/14

Planning & Development Board,

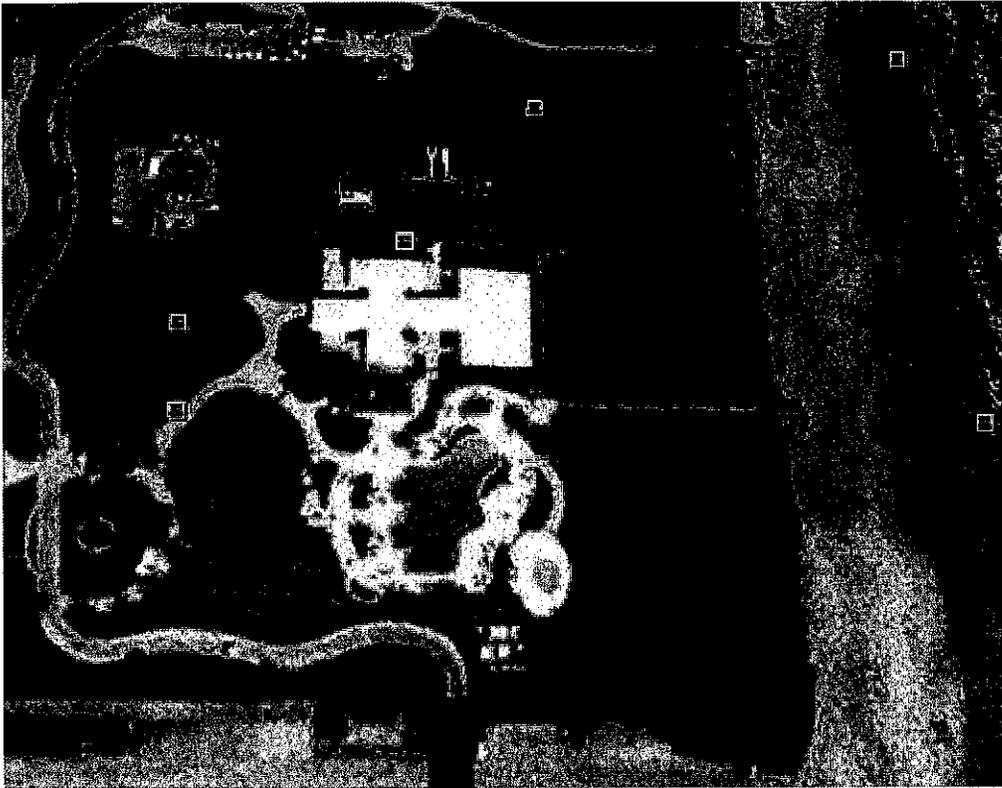
Unfortunately I was unable to attend the 10/14/14 meeting as I was out of town on business, but I did review the complete video recording.

There were several points from Chairman Reinke regarding Application #2926 (Site Development Plan for the Lodge & Conference facilities at Hammock Beach Resort) that I wanted to comment on:

1) **"South of the current Lodge is OPEN SPACE"** - Mr Reinke stated a key reason for his concern with the application was that the area adjacent to the current Lodge building (and the area proposed for the southern new lodge/hotel wing) is 'open space'. That is **NOT ACCURATE**. That area is currently developed with several structures including:

- member library
- member lounge
- member card room
- member exercise/spinning room
- restroom & shower facilities
- food & beverage building
- pool deck
- pool

Here is a picture from Google Earth of the current Lodge site - you can clearly see the area for proposed redevelopment is not currently 'open space':



2) **"You should build your hotel on Hotel Trace - that sounds like a better place for a hotel"** - Mr Reinke recommended that instead of re-developing the current Lodge site, that an alternative location would be better. Specifically, he recommended Hotel Trace would be a better location. I am not sure why Mr Reinke recommends this location. Hotel Trace is the street that is the entrance to the Ocean Hammock neighborhood. The street is populated with a security gate, residential homes & lots and golf course elements (a green and a tee box). This seems like a very poor recommendation and untenable. Redeveloping the current Lodge site would be much less disruptive and not infringe on current golf course property or private homes.

Here is a picture of Hotel Trace from Google Earth. I am note sure exactly which area on Hotel Trace Mr Reinke recommends for a hotel: (note: the open areas just north of Hotel Trace in the photo are private, residential home lots)



3) **"You members should quit drinking the developer's Kool-aid"** - Mr Reinke suggested that the overwhelming Hammock Beach member support (85%) of Salamander's proposal is not relevant and is simply a result of members being coerced by the developer. As one of MANY members of Hammock Beach who did NOT support the Lubert-Adler/FrontDoor NOPC in 2009, I am offended by this comment. Nearly 100% of Hammock Beach members did NOT support the NOPC in 2009, despite the developer's wishes. If we were simply lemmings, we would have supported that plan - we did not. Salamander's plan and approach have been very different and resulted in a much more reasonable and thoughtful plan that has garnered 85% approval from members. It is significant to note such a dramatic change in the majority opinion only a few years later. Maybe it is because this plan is much better?

Salamander has significantly altered their plans based upon many public meetings and feedback. Those changes have included:

- 1) ensure the new building is not taller than the current building (the new lodge plans are slightly SHORTER than the existing Lodge)
- 2) stay within the current site footprint - the new lodge plans are within the footprint of the current lodge site
- 3) improved dune preservation - the new lodge plan was no closer to the dune than the current Lodge - and the latest plans for Salamander actually move the new lodge 16 feet FURTHER FROM THE DUNE than the existing building. This actually improves the environmental impact over the current lodge.
- 4) better landscaping - the Salamander landscape plan is far better than the current landscaping for the Lodge parking lot & other areas. They plan to plant more trees than the current (ugly) parking lot has and develop a more natural and eco-friendly area than the current Lodge. Their plan is very similar to what they did at the Sanctuary in Kiawah Island. Here is photo of the current Lodge parking lot vs the Sanctuary Parking lot at Kiawah:

CURRENT LODGE PARKING LOT:



THE SANCTUARY AT KIAWAK ISLAND PARKING LOT: (similar landscape design as proposed for the new Lodge)



Lastly, it was not mentioned as a factor considered by the Planning & Development Board, but I believe the **ECONOMIC IMPACT on Flagler county** is an important consideration in this application.

I hope the Planning & Development Board will consider the economic impacts of this application including the impact of rejecting it.

Hammock Beach Resort is one of the top 5 employers in the Flagler county with over 400 employees. Unfortunately this is 20% fewer employees than were once employed, but the revenue declines of the resort resulted in significant layoffs and have contributed to Flagler county having the 2nd worst unemployment in the state.

The negative revenue trends continue as Hammock Beach has lost nearly 1000 dues-paying memberships since it's peak. And 'group resort business' is dropping as Hammock Beach is viewed as less desirable versus other resorts that have done major redevelopment programs in recent years.

Hammock Beach should be allowed to compete and re-establish itself as a premiere destination for the lucrative business resort segment. Hammock Beach has 'kept busy' the last few summer seasons but much of that has been through aggressive discounting and lower room rates. That is not a sustainable model and is a frustrating solution to members who see the value of their memberships drop as room rates drop.

Similarly, property values in Hammock Beach have not rebounded at the pace that competitive areas have. Kiawah Island and Amelia Island have rebounded in property values faster than Hammock Beach has and many recent property sales at Hammock Beach have fallen through. Potential buyers have blamed their withdrawal on declining conditions at Hammock Beach Resort.

The current trajectory of Hammock Beach is not healthy. A significant capital infusion needs to happen to restore Hammock Beach and Flagler county as a premiere destination. A significant capital infusion can only happen if there is a commensurate incremental revenue stream. Salamander believes such revenue potential exists and is willing to invest \$72M to back it up. Their plan is reasonable, thoughtful and demonstrates a healthy balance of environmental protection and world class amenities.

Salamander wants to invest \$72M to restore the potential of Hammock Beach and Flagler county. I ask the Planning & Development Board to let them do it.

Regards,

Tim Hale

Managing Partner
Coastal Cloud

Adam Mengel

From: Jeff Hunter [hunterlandmark@aol.com]
Sent: Monday, December 08, 2014 7:40 AM
To: Adam Mengel
Subject: salamander hotel

i am jeffrey hunter and own multiple units all in flagler..very simple this is a bad idea for the salamander hotel.i support building in another location but not the hammock

Adam Mengel

From: Michael Maurer [mimaurer@me.com]
Sent: Monday, December 08, 2014 8:33 AM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkornei@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Subject: Support for Salamander Application #2962

To Members of the Flagler County Planning and Development Board,

My wife, Mary Ann, and I have been residents of Flagler County and members of The Club at Hammock Beach (The Club) since it opened over 10 years ago. We live in a single-family home in the community (full-time) and are members of the Ocean Hammock Property Owners Association. We are among the vast majority of owners/residents/members who support this project, and urge the Planning & Development Board to move this application to the County Commissioners with a positive recommendation.

The Business Case for a New Lodge

- The Hammock Beach Club is a resort, not a private, member-owned club.
- We depend on resort revenue to subsidize the cost of the amenities & service we enjoy as Club Members -two world-class golf courses, three restaurants with special member menus, a sushi bar, a full service spa, a well-equipped fitness center, dozens of fitness classes, regular member social events, a world class pool complex, member beach chairs – you get the picture - we are blessed.
- Member dues can't come close to paying for all of this – we need a healthy resort business if we expect what we have to continue.
- The resort is in a slow decline - slowly losing memberships and corporate group business is going elsewhere.
- Competitors in the region have undergone major capital improvements to attract new members and important mid-week corporate business meetings. We are losing ground to competitors
- Without a major capital infusion to re-invigorate Hammock Beach, we'll see steady erosion in the quality of the assets/facilities of the Club and the level of the amenities and services provided.

Doing nothing is not an option - a \$72 million capital investment in our community will result in real improvements to our facilities, amenities, services, and member-only benefits.

Why the Salamander Group

- They are the only true “operators” who have managed our Club since it was opened
- Unlike the real estate developers that ran the Club for years – they know what they are doing
- The Salamander Group, or it's executives, have experience in developing and running first-class, high end clubs in resort communities – they have a track record at
 - The Sanctuary at Kiawah (<http://www.kiawahresort.com/accommodations/the-sanctuary-hotel>)
 - The Salamander Resort & Spa in Middleburg, VA. (<http://www.salamanderresort.com/>).
- They have been transparent and collaborative throughout the process of developing plans
- They have listened to owners and members, adjusted their plans accordingly, and worked diligently to meet with anyone with questions, concerns, or suggestions. Not sure we could find a better partner.

Member Benefits

- Major spa renovation/remodel AND expansion & renovation of the fitness center & aerobic room
- Renovation/remodel of Delfinos restaurant & Loggerheads restaurant/lounge
- New, larger ocean-front restaurant/dining room (Atlantic Grill)
- Expansion of the Ocean Course halfway house with indoor seating & more outdoor seating
- New members only ocean-view club room w/outside seating; new member-only locker rooms
- New members only card/billiards room
- New golf pro shop & staging area
- New 7,000sf Grande Ballroom to accommodate large member events
 - The Ocean Ballroom (in the big house) can't accommodate our current membership
- New luxury pool complex that is more adult themed
- Improved maintenance of Club assets – golf courses, grounds, buildings, etc. Increased revenue and cash flow enable this to occur.
- Expected increases in property values (based on experience in Kiawah) – the new & improved resort offers improved facilities and amenities, attracting target buyers to the area.
- Expected increase in rental rates for rental program participants – new lodge creates higher price-point for the resort. There is \$3 million marketing budget planned for new lodge opening.
- New Lodge buildings sit on the exact same parcel as the existing Lodge building and facilities – revised plan has the new Lodge 15' FURTHER AWAY from the dune than the existing building.

- New Lodge buildings are same height as the existing Lodge building (actually 2 feet shorter).
- 50 parking spaces for the new Lodge will be under the entry drive, covered, to allow easy access when weather is inclement.

Community Benefits

- 150 new jobs (1/2 permanent, 1/2 seasonal) - Flagler County has the second worst unemployment rate in the Florida.
 - Secure/preserve the current ~400 Hammock Beach jobs - without these jobs, Flagler County would have the worst unemployment rate in Florida
 - Improve the take home \$\$ of those 500-600 employees because the caliber of the Club & Resort are raised and higher rental rates are realized
 - 300+ construction jobs
 - Tax revenue – estimated to be \$4 million in the first 5 years.
 - Estimated \$55 million in County spent in first 5 years
 - Make the Lodge a desirable destination – Currently worst rated in Flagler County by TripAdvisor #12/12
 - County is spending \$1 million a year to attract tourists to Flagler County – improved Lodge leverages that investment
- Keep Flagler County moving in the right direction by approving this application.

Mike Maurer
47 Northshore Dr
Palm Coast, FL 32137

Adam Mengel

From: Jim [jbhilton@bellsouth.net]
Sent: Monday, December 08, 2014 10:02 AM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Subject: Salamander Proposal

We are members of the Hammock Beach Club who are part of the large majority (over 80%) of members who support Salamander's proposal to replace the existing Lodge with a 198-room hotel and all the high end amenities associated with it. It is time for the majority to be heard now since the very vocal minority on this seems to be getting all the press and the attention. Our reasons to support the project are many including:

- The overall economic benefits to the County in the form of jobs, tax revenue and tourism
- \$72 million investment in Flagler County
- Improved member amenities
- Improved image of Flagler County as a high end tourist destination
- Overall beautification of the area versus the current run-down appearance

If the AIA Beautification group had their way over the last 2 or 3 decades, there would be no Hammock Dunes, no Ocean Hammock and no Hammock Beach. Ask yourself what shape Flagler County would be in today without the tax revenues and jobs generated from these communities.

And finally, a word about the opposition to this project. We read again in today's Journal-News that the opposition continues to raise the concern of golf cart paths on the dunes. This is simply not true as the proposed path is located on the lawns to the west of the dunes. To try appease AIA, Salamander offered to move them another 15 feet away from the dunes, but AIA refused to accept this compromise. That tells you all you need to know about the opposition, i.e. they are really not concerned about the dunes but will try to invent any issue to kill progress and development.

We trust that you will hear all sides at tomorrow night's meeting and when you do, you will see that the benefits to the County are too significant to reject over issues that Salamander has offered to mitigate and eliminate.

Respectfully,

Jim and Roberta Hilton
10 Flagship Drive

Adam Mengel

From: John Pennebaker [johnpennebaker@johnpennebaker.com]
Sent: Monday, December 08, 2014 10:24 AM
To: Adam Mengel
Subject: Salamander Application #2926

We are in support of the new lodge project. We own a 3BR condo in the North Tower at Hammock Beach and are members of the club. We have seen the value of our purchase decline enormously. Based on this decrease in property value, anything that can be done to increase the value and improve HB we support. The minority that is against making HB into a world class resort are governed by narrow self-interest. I support Salamander's proposal. This proposal has been developed transparently with community input. In our opinion, it will enhance property values and our quality of life.

I urge the support of the County Commissioners for the 'Salamander Project'

Thank you for your time and consideration.

John & Judy Pennebaker
200 Ocean Crest Dr.
154
Palm Coast, FL 32137

Adam Mengel

From: Marge Rooyakkers [petmom07@cfl.rr.com]
Sent: Monday, December 08, 2014 10:53 AM
To: Adam Mengel
Subject: No for Salamander

Dear Mr. Mengel,

I just want to add my voice to the no vote for the Salamander proposed project. Hopefully your committee will not allow this to go forward and disrupt the wonderful peace, quite and beauty of the Hammock.

Best Marge Rooyakkers

Vice-Chair of A1A PRIDE

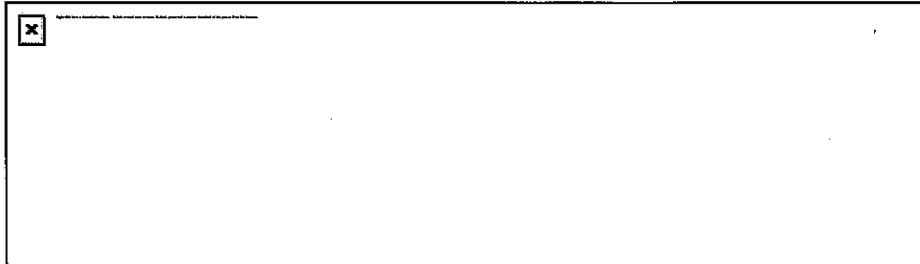
386-246-3767

petmom07@cfl.rr.com

Adam Mengel

From: Toby Tobin [toby@gotoby.com]
Sent: Monday, December 08, 2014 11:00 AM
To: Charles Ericksen Jr.; George Hanns; Barbara S. Revels; Nate McLaughlin; Frank Meeker
Cc: Adam Mengel; Jan G. Carter; Christie L. Mayer
Subject: FW: GoToby.com News: New Lodge at Hammock Beach or Status Quo – a False Choice

From: Toby Tobin [mailto:toby@gotoby.com]
Sent: Monday, December 08, 2014 10:53 AM
To: toby@gotoby.com
Subject: GoToby.com News: New Lodge at Hammock Beach or Status Quo – a False Choice



New Lodge at Hammock Beach or Status Quo a False Choice

The status quo is unsustainable. The Hammock Beach Resort with its amenities cannot survive without increasing resort guest revenue. Read one residents perspective on the importance of this decision.

[Read the full story](#)

For more information, visit www.GoToby.com

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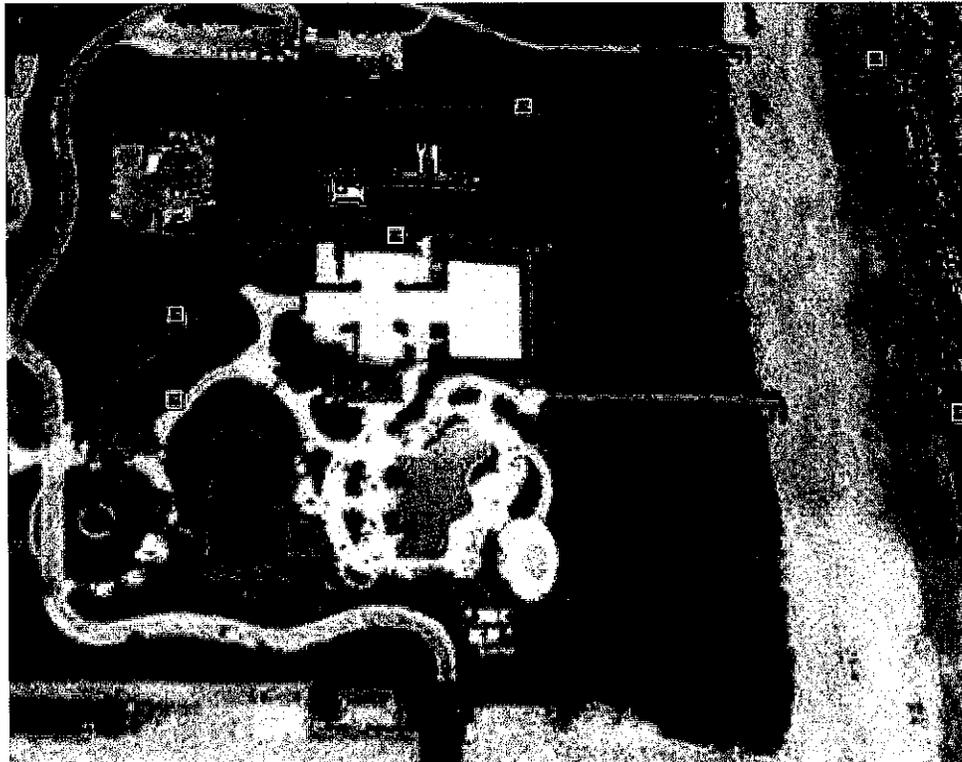
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New Lodge at Hammock Beach or Status Quo – a False Choice

Palm Coast, FL – December 8, 2014 – At 6:00 P.M. Tuesday, December 9th, the Flagler County Planning and Development Board will have a second chance to make the right decision. They will decide whether or not to recommend approval by the Board of County Commissioners of Salamander's \$72 million proposal to expansion and upgrade the Hammock Beach Resort. At the heart of the debate is a 198 room lodge designed to fit on the footprint of the ageing 20-room beachfront lodge. GoToby.com strongly supports Salamander's proposal.

Existing Lodge Footprint



Tim Hale, a Hammock Beach resident and Managing Partner of **Coastal Cloud** offers a resident's perspective on the importance of passing the Salamander proposal. Here is what Tim has to say.

PERSPECTIVE FROM OWNERS & MEMBERS ON THE SALMANDER LODGE PROPOSAL

The Business Case for a New Lodge

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- County is spending \$1 million a year to attract tourists to Flagler County – improved Lodge leverages that investment

Concerns Over a New Lodge

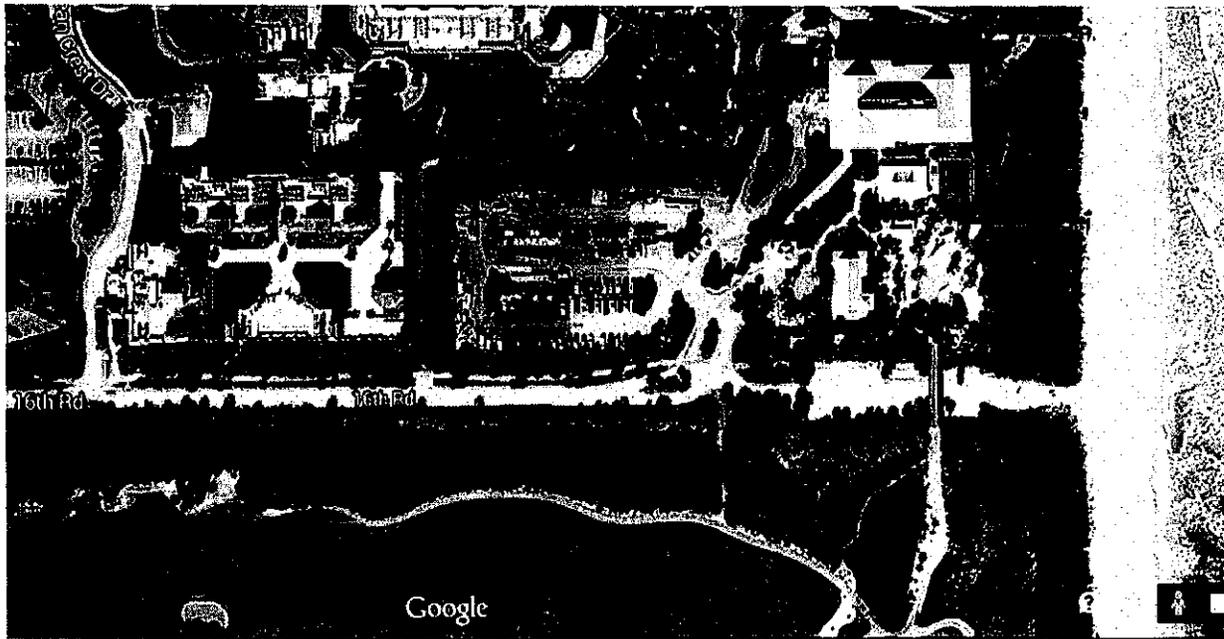
Of course, there is some concern – as there always is with change.

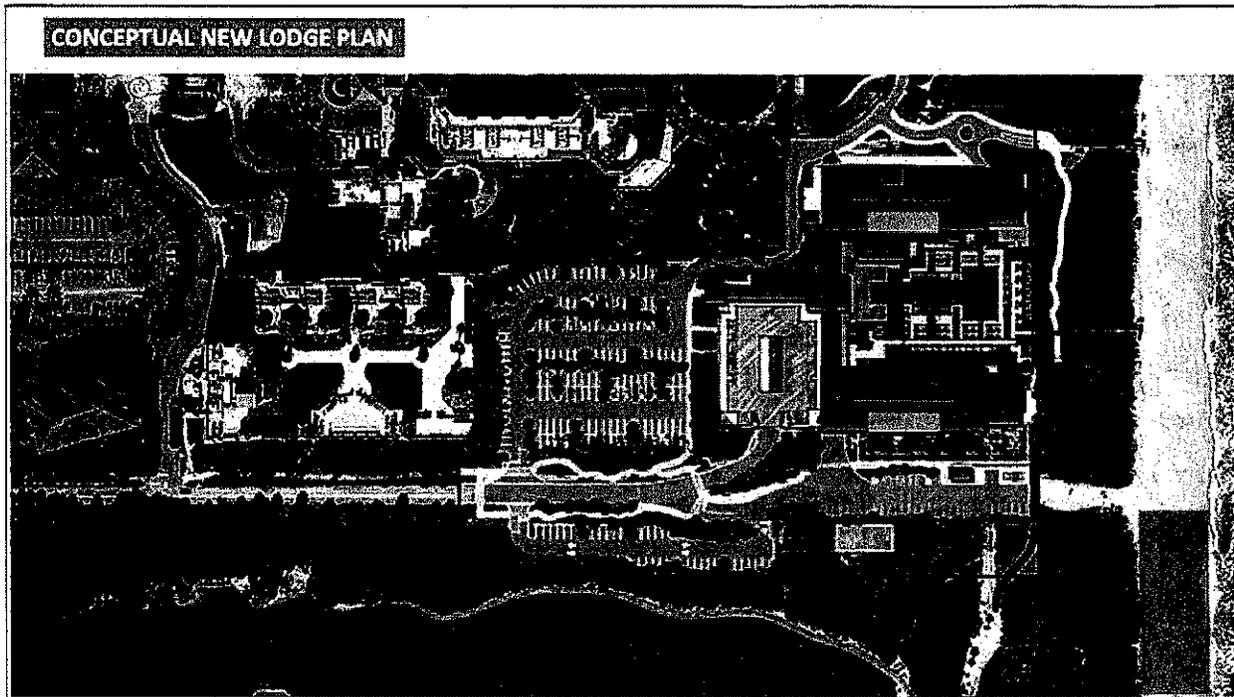
1. **2 years of construction** will present challenges for everyone. When the existing buildings are taken down, we lose the Atlantic Grill, pro shop, cart/bag storage, locker rooms, member space, and a spinning room. Parking for the golf course could be affected. A thorough transition plan will ensure the inconvenience is kept to a minimum and that alternate plans are developed for the amenities affected. Salamander will work with the members to ensure concerns are identified and addressed.
2. **Parking**, while a concern, should not be a problem based on the County's assessment of available parking versus requirements. It's expected that Lodge guests will be required to be valet parked. An optional (small) parking lot on the south side of 16th Road has been proposed. Options for employee parking off site are being explored. Yet, while a concern that may require some changes to operational policies, parking is sufficient to handle the extra visitors to the resort.

3. **Traffic on 16th Road, the beach, and the golf course are a concern to some.** Traffic studies indicate the incremental rooms will not create traffic problems. More people staying at the Lodge will likely increase the traffic on the beach, but probably mid-week when corporate functions will be targeted for events. Not a very heavily used section of the beach now. Golf rounds in 2014 are projected to be about 55,000 for the two courses combined (about 27,000 of which are member rounds). Maximum capacity of the two golf courses, assuming 40 tee times a day & 325 days of operation (at each course) = 104,000 rounds. The worst-case scenario is we get 200 additional rounds per week for 40 weeks of the year, or 8,000 additional rounds – bringing us to 63,000 rounds per year – or still about 60% of max capacity. There will be no problem protecting prime times for members and accommodating incremental play from Lodge guests.
4. **Environmental concerns rest in two camps – the elimination of native plants (largely scrub oaks and saw palmettos) and potential impact on the turtles.** If a parking lot is required on the south side of 16th Road, existing landscaping and some scrub oaks and saw palmettos will be removed, and re-landscaped with specimen trees and shrubs in a way that will minimize the view of the lot from 16th road or the golf course. Laws exist vis-à-vis the types of lighting permitted on beachfront buildings so as not to disturb or confuse the turtles during nesting season. We would expect Salamander to meet or exceed the requirements of these laws.

Salamander has committed to expand the natural dune area, add more trees than they remove, use special lighting on the buildings, and will bring in beach chairs nightly so as not to disturb the turtles during nesting periods. Importantly, Salamander's management team has experience creating premiere environmentally sensitive areas (Kiawah).

CURRENT LODGE SITE - aerial view



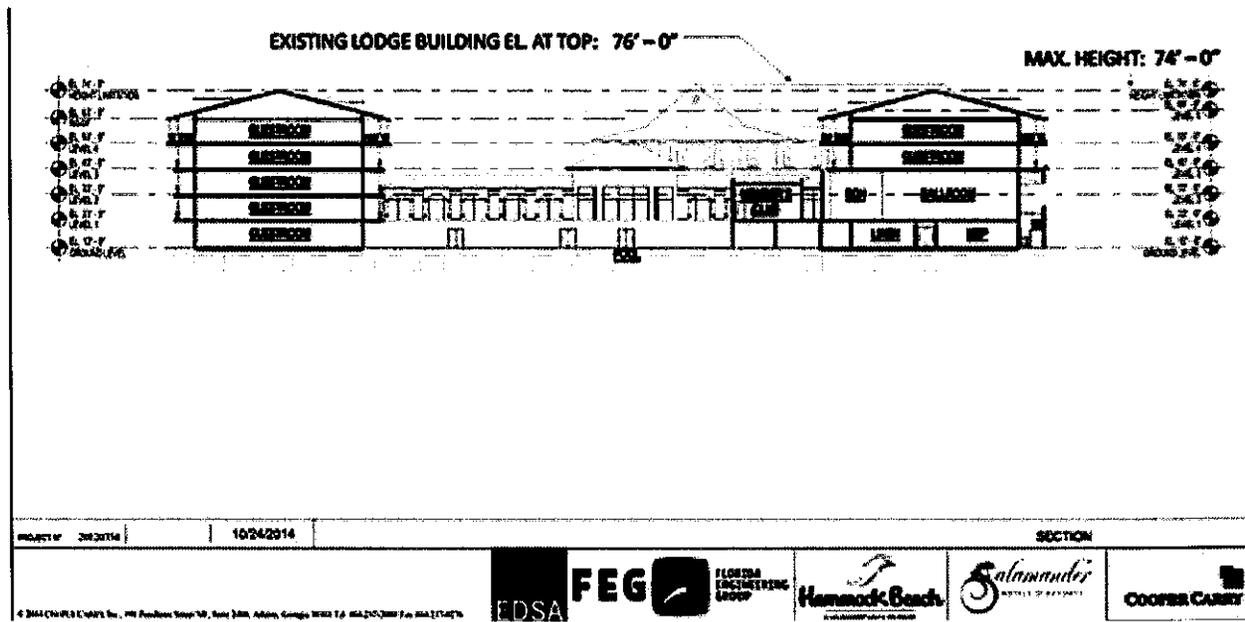


The new lodge is on the same site of the current lodge

- North building is narrower than current lodge
- South building replaces current member lounge & library, restrooms & pool deck

Expections

- Golf cart path moved to east side of buildings & there is additional parking on the south side of 16th road
- New lodge is slightly shorter than current lodge



PROJECT NO: 2012014	10/24/2014	SECTION				
<small>© 2014 CHARLES EMMETT Co., 400 Peachtree Street NE, Suite 2000, Atlanta, Georgia 30308 T: 404.253.2000 F: 404.253.4070</small>						

New lodge is much less imposing on beach versus Hammock Dunes condos, Cinnamon Beach, Hammock Beach Club "big house" and Surf Club



There is plenty of beach space available. Only 20% of resort guests go to the beach - maximum 198 rooms = 396 guests = 80 incremental beach visitors = no encroachment in to Old Salt Park



Adam Mengel

From: Kenneth Neu [osprey20@msn.com]
Sent: Monday, December 08, 2014 12:16 PM
To: Adam Mengel
Subject: FW: Salamander Proposal
Attachments: 2014-10-01 Ltr to Planning & Zoning.pdf; RE: OHPOA - Hammock Dunes Parkway Status - telcall Friday, 6/12/2013

Adam,

I sent this earlier and received a failure to deliver notice. Upon review I realized I had typed your e-mail address incorrectly,

Ken Neu

From: Kenneth Neu [mailto:osprey20@msn.com]
Sent: Monday, December 8, 2014 12:01 PM
To: mboyd@bellsouth.net; dickinsonci@aol.com; crowe6@gmail.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com; amengle@flaglerccounty.org
Subject: Salamander Proposal

I have attached a copy of the letter I sent to the Board prior to the October meeting at which this proposal was initially presented. Concerns have been expressed by some regarding increased traffic should the proposal be approved. I believe the attached letter addresses those issues. Further, attached is an e-mail series discussing Hammock Dunes Parkway issues which further substantiates the sufficiency of the roadways.

In additions to the aforementioned this proposal is very beneficial to the immediate community impacted i.e. Ocean Hammock and the Hammock Beach Resort. The improved facilities for club members and the increase in property values attendant to having a first class resort in the community is tremendous. Having a high profile resort will also be positive for the image of Flagler County and will assist in drawing tourists, new residents and of great importance new industry to the county. This proposal will have both an immediate and a long term long term positive impact on the local economy.

Ken Neu

**Past President
Ocean Hammock Property Owners Association**

Kenneth E. Neu

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

October 1, 2014

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

Re: Proposed Ocean Hammock Golf Course Lodge Plan

Dear Sir,

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

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

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

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

Sincerely yours,

Ken Neu
Owner OHPOA
Past President OHPO

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

Adam Mengel

From: Lana Raymond [lraymond@flaglercounty.org]
Sent: Monday, July 15, 2013 10:30 AM
To: 'Ken Neu'
Cc: Albert J. Hadeed
Subject: RE: OHPOA - Hammock Dunes Parkway Status - telcall Friday, 6/12/2013

Mr. Neu, Mr. Hadeed advises that your summary is correct with one minor modification in number 3. The developer was relieved of widening A1A when Hammock Dunes Parkway was re-planned as a publically accessible roadway. Other transportation requirements were imposed, specifically, to signalize, should traffic volume warrant, the intersections at 16th Road and Jungle Hut Road, and to construct turning lanes at 16th Road and A1A.

From: Ken Neu [mailto:osprey20@msn.com]
Sent: Saturday, July 13, 2013 2:35 PM
To: Lana Raymond
Subject: OHPOA - Hammock Dunes Parkway Status - telcall Friday, 6/12/2013

Mr. Hadeed,

This confirms our telephone conversation of Friday, June 12, 2013, concerning the status of Hammock Dunes Parkway (HDP) and traffic enforcement responsibility on that thoroughfare. During the conversation you advised the following:

1. From the outset HDP was to be a private road with flyovers of public roads (Jungle Hut Road & 16th Road) along its route.
2. The 1998 NOPC submitted by the developer which resulted in BOCC Resolution 98-10 included a change to at grade intersections with HDP eliminating construction of flyovers and opening HDP to the public.
3. With approval of this request improvements to A1A became unnecessary. As a result the developer's responsibility to provide those improvements was eliminated.
4. Beaches are a major attraction of Flagler County and the roads intersecting with HDP are key avenues to the beach. HDP is a significant thoroughfare for the public to access those roads and the beaches.
5. During the normal course of business Flagler County Sheriff's Department (FCSD) personnel traverse HDP on a routine basis to get to the county roads and beaches for which FCSD has patrol responsibility.
6. While HDP is privately owned by the Ocean Hammock Property Owners Association (OHPOA) it is not within the gated portion of the Dunes DRI, is open to the public, and is uniquely situated within Flagler County.
7. Considering all of the above it is in the interest of Flagler County and the general public that the FCSD perform traffic enforcement on HDP while traversing that road sans any formal written agreement.
8. The OHPOA concurs with that position.

Ken Neu

Chair, Access Control Committee
Ocean Hammock Property Owners Association

Adam Mengel

From: laura giadone [laura@giadoneconsulting.com]
Sent: Monday, December 08, 2014 12:36 PM
To: Adam Mengel; mboyd@bellsouth.net; crowe6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com
Cc: Leominster1957@yahoo.com; 'Laura Giadone'
Subject: Support Salamander Proposal for the Hammock

Planning & Development Board Members:

We have been full time residents in the Hammock for 3 ½ years and property owners here since 1999. We are club members, operate a small business in Flagler County and have a full view of the Hammock Beach Resort and Lodge from our single family home.

We support the Salamander proposal and believe the design of the new buildings and landscaping will improve the beauty of the area significantly verses the current dated facility for all local residents and visitors. The new building will not be any higher than the current building, so there will not be an impact to views. There will be a construction process, but there will be no more impact than the construction of single family houses being built on our streets which are completing the community in line with the original vision.

The proposal brings more than \$70M in real investment to our area. This has a positive financial impact for the county and the residents for the jobs that will be created from the development and operation of a first class resort. It will generate increased tax revenues through conventions, toursim, increased local business, with potential for more businesses and full time residents relocating to Flagler County as a result of visiting the area.

We believe the proposal from Salamader has been enhanced and developed with input from the community and considers the environmental aspects of new development. We think it will enhance the property values and quality of life for all residents, with increased revenues from the investment in our area providing additional funds and jobs for the community along with the preservation of this beautiful area.

We ask for your support to vote yes on the Salamander proposal.

Thank you for your service.

Sincerely,

Laura and Jeff Giadone

Home:
354 Ocean Crest Drive
Palm Coast, FL 32137

Business:
Hammock Decor
2201 North Oceanshore Blvd
Suite D
Flagler Beach, FL 32136
laura@hammockdecor.com

Adam Mengel

From: Kurt Allen [kallen@georgiaaquarium.org]
Sent: Monday, December 08, 2014 12:48 PM
To: Adam Mengel
Subject: Support Letter
Attachments: Hammock Beach Support Letter.pdf

Adam,
Please accept the attached letter of support for the Hammock Beach Resort project.

Thanks.

KURT ALLEN | *Vice President & General Manager*

Marineland Dolphin Adventure

9600 Oceanshore Boulevard | St. Augustine, FL 32080

W 904.461.1565 direct | kallen@georgiaaquarium.org

Find Marineland Dolphin Adventure on [Facebook](#) and [Twitter](#)

Also visit [Georgia Aquarium Conservation Field Station](#) | [Georgia Aquarium](#) in Atlanta

Show your support for Georgia Aquarium's beluga whale conservation project by signing the **Caring Together for Belugas** petition today at www.caringtogetherforbelugas.org #CaringTogether



SINCE 1938

December 8, 2014

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

Dear Mr. Mengel:

On behalf of Marineland Dolphin Adventure and our parent company, Georgia Aquarium, I am writing to express our complete support of the Hammock Beach Resort expansion and renovation project. This project illustrates the need for additional first class accommodations, meeting space, and recreational offers in our area – at a time when the competition has been aggressively taking over market share. This expansion will be a benefit for not only the resort, but the outlying businesses as well.

Marineland has a wonderful relationship with the resort and looks forward to expanding that relationship and allowing a larger audience to experience our fun and educational offerings. By continuing to grow our business in partnership with the resort, it allows us to expand our educational offerings within the community by offering grants to local schools and families that need financial help. Educating our children in conservation and stewardship is paramount to our mission.

This project also has secondary benefits – the increased marketing exposure in the marketplace before, during and after completion will continue to enhance Flagler County's reputation as a first class destination for vacations, business travel and meetings, as well as a first class destination to live. The increase in sales and bed tax will contribute to the ongoing tourism momentum we have seen over the last several years in Flagler County. This momentum creates opportunities to enhance our community as we have seen in multiple projects in the past.

Thank you for your consideration of this project – we plan on supporting Hammock Beach Resort throughout this exciting project and long into the future. We hope everyone sees the overall benefit that this project brings to our dynamic community.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Allen', with a horizontal line extending to the right.

Kurt Allen
Vice President/General Manager
Marineland Dolphin Adventure
A subsidiary of Georgia Aquarium
9600 Oceanshore Blvd.
St Augustine, FL 32080
904-461-1565 direct

Adam Mengel

From: Donna Richardson-Drevniok [donnadbeach@earthlink.net]
Sent: Monday, December 08, 2014 2:44 PM
To: Adam Mengel
Subject: Fwd: SALAMANDER HOTEL PLAN

Did not want to leave you out!. Donna D.

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

Subject: SALAMANDER HOTEL PLAN

Date: Mon, 08 Dec 2014 14:24:44 -0500

From: Donna Richardson-Drevniok <donnadbeach@earthlink.net>

To: Laureen Kornel <laureenkornel@hotmail.com>, Michael C. Boyd <mboyd@bellsouth.net>, Pam Richardson <pam4houses@gmail.com>, Robert Dickinson <dickinsonci@aol.com>, Russel R. Reinke <rrreinke@aol.com>, Thad Crowe <crowet6@gmail.com>

Dear Board Members,

During these past few months I have been present at many meetings where Salamander has taken many hours trying to persuade those present that their proposed plan to increase the density of the current Hammock Beach Lodge property by what I am told is 890% . What on earth makes them think that is in any way acceptable with the plat restrictions is just amazing. I am not going to repeat more of what I am sure you are already aware of.

But perhaps you are not aware of one of the most recent adjustments they made to their plan. To "rebuild the public restroom WITH STORAGE FACILITIES FOR HAMMOCK BEACH LOUNGE CHAIRS."

How is it possible to build and daily utilize a storage private facility on public land?? This would undoubtedly cover/steal existing current public land and parking facilities. There is an offer for the public to utilize the proposed additional parking belonging to Hammock Beach but is much further from the beach and the perpetual public use could be questionable.

Also there will be a twice daily use of a motorized vehicle to transport their beachside sun beds and equipment on and off the beach. Will that vehicle be stored on our public land too? To say nothing of the fact that it is against the law to use motorized transportation on Flagler County Beaches.

This is just one more example of the total guile that has been exhibited by Salamander as they endeavor to railroad their plans no matter what.

As a concerned steward of our precious natural beachfront I beg you to refuse the proposed use of this land that was supposed to have been protected against such density.

Donna Richardson-Drevniok

Adam Mengel

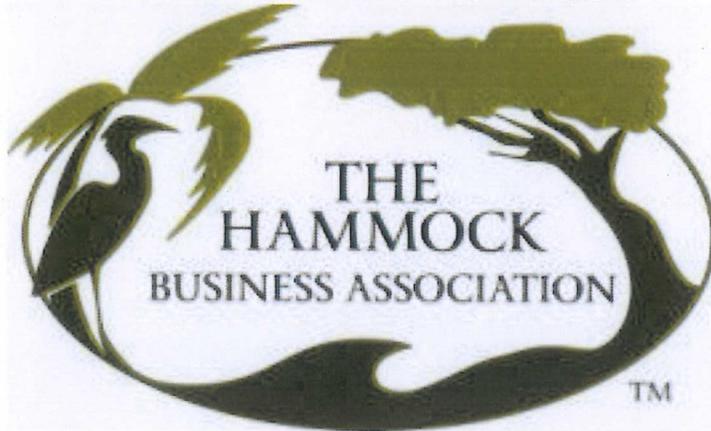
From: Gene D'Avanzo [genedavanzo@yahoo.com]
Sent: Monday, December 08, 2014 3:28 PM
To: Adam Mengel
Cc: Michael Goodman; <howard@holleygroupllc.com>; Richard McCleery
Subject: doc20141208123438.pdf
Attachments: doc20141208123438.pdf; ATT00001.txt

Hello Adam

I'm Gene, HBA Secretary. Attached is a letter from the HBA concerning the Hammock Resort project. If you have any questions, please call me.

Regards
Gene

THE HAMMOCK BUSINESS ASSOCIATION



December 8, 2014

Dear Planning and Development Board Members

The Hammock Business Association is proud to represent the businesses located in the Hammock area of Flagler County. Currently we have approximately 50 members and we are continuing to grow.

We have followed with great interest the Salamander Hotel Project at the Lodge at Hammock Beach Resort. As business owners, voters and residents we urge your support of this initiative for the following reasons:

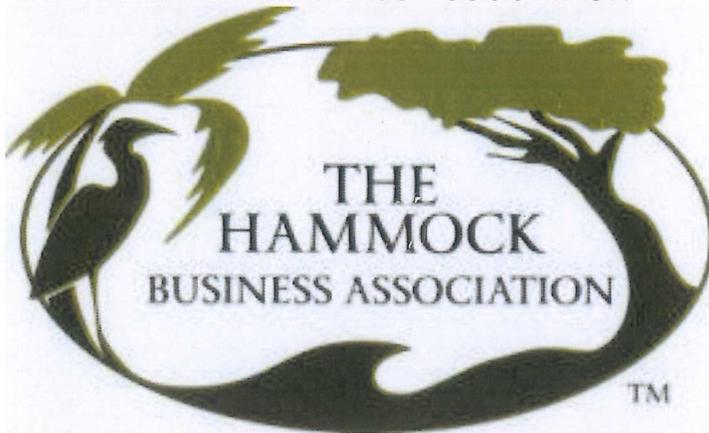
#1 – SIGNIFICANT INVESTMENT – At \$72M this will be the most significant project planned for the Hammocks in the foreseeable future. If this project does not happen there are no other similar projects being planned.

#2 - JOB CREATION – As a county with exceptionally high unemployment we should not pass up the job creation opportunities this project creates – 314 construction jobs, 73 permanent jobs and 70 seasonal jobs. A total of 457 jobs created!

#3 – ECONOMIC BENEFIT – With over \$3.8M in County Taxes over the first 4 years and \$55M in offsite economic benefit this is one of the largest incremental economic opportunities under consideration. Needless to say the throw off of economic benefit to our Hammock businesses is very high and much desired.

#4 - COMMUNITY VALUE AND QUALITY – Hammock Beach Resort has proven to be an economic boon to our business community and the community overall. Extending this value through the Hotel Project protects against deterioration of a valuable asset and enhances the Resort's competitive value within Northeast Florida.

THE HAMMOCK BUSINESS ASSOCIATION



#5 – RESPONSIBLE DEVELOPMENT – This project has our support because it is a balanced development plan that embraces and promotes our beautiful natural environment in the Hammock coupled with a new world-class facility that will position us to be a leader in eco-tourism destinations.

After careful consideration, discussion and a unanimous vote of our Executive Board, we have determined that this project brings enormous value and benefits to the Hammocks, Palm Coast and the County.

We are seeking your affirmative vote for this project: the Salamander Hotel at Hammock Beach Resort.

Thank you for your attention and support

Eugene C. Williams, Secretary
Hammock Business Association

Adam Mengel

From: Liz Gorman [emsgorm@comcast.net]
Sent: Monday, December 08, 2014 4:45 PM
To: Adam Mengel
Subject: Fwd: Salamander Application #2926

From: "Gorman, Liz" <emsgorm@comcast.net>
To: amengle@flaglercounty.org, mboyd@bellsouth.net, crowe6@gmail.com, dickinsonci@aol.com, Coryi62@earthlink.net, laureenkornel@hotmail.com, rreinke@aol.com, pam4houses@gmail.com
Sent: Monday, December 8, 2014 3:34:57 PM
Subject: Salamander Application #2926

Dear Planning Board Members,

We are owners of a 3 bedroom condo in Hammock Beach. Our unit faces the ocean and is on the south side of the building. The lodge is in front of our side of the building. **We support the proposal (Application #2926) from Salamander.** We understand and appreciate both views but do not see a way for the community to thrive and our investment not to lose value without some development or improvement beyond the current capability based upon current revenues at Hammock Beach.

Thank you for your consideration to this matter.

Regards,
Bob and Liz Gorman
Unit 613
Hammock Beach

Adam Mengel

From: Alan Smith [alandsmith2000@gmail.com]
Sent: Monday, December 08, 2014 7:16 PM
To: Adam Mengel
Subject: Fwd: Salamander Application #2926

>>
>> December 7, 2014
>>
>> To: Flagler County Planning and Development Board Members
>>
>> Fr: Alan and Jackie Smith
>>
>> My wife and I are in full support for Salamander's new proposed lodge application. We have owned a three bedroom condo in the Ocean Towers for the past three years. As an investment, vacation destination for our family and friends, and hopefully a retirement location in the future, it is important Hammock Beach resort continues to be competitive and reinvest in the property to keep it a top resort destination. Without improvements, progress ceases. Salamander has been very open and willing to listen throughout this entire process. Please move the application forward to the County Commissioners with your positive approval. Please don't hesitate to reach out to us if you need any further information.
>>
>> Thank you,
>> Alan and Jackie Smith
>> 7200 Forest Ridge Circle
>> Castle Pines, CO 80108
>>
>> 316.253.0335
>

Adam Mengel

From: George Hanns
Sent: Tuesday, December 09, 2014 7:55 AM
To: Adam Mengel; Albert J. Hadeed; Craig Coffey
Subject: FW: Salamander improvements to Hammock Beach resort
Attachments: image001.jpg
Importance: High

From: Gale Van Cott [galevancott@gmail.com]
Sent: Monday, December 08, 2014 8:26 PM
To: George Hanns; Charles Ericksen Jr.; Frank Meeker; Nate McLaughlin; Barbara S. Revels
Subject: Salamander improvements to Hammock Beach resort

Dear Board Members,

I am an owner in the main bldg. at The Hammock, and I am 100% in favor of the proposal by Salamander for the new bldg., and any other improvements they wish to make. Our place needs to keep up with the times. Expanding and modernizing will bring more business into the Hammock, especially now that we've been voted top resort in Fl. If we do not move forward, we will decline, and our property will be worth a lot less. With the new proposal, everyone will prosper. I urge you to vote YES on the new building, and any proposed upgrades to the resort by Salamander.

© Gale Cohen
200 Ocean Crest Blvd. #216
Palm Coast, Fl.
galevancott@gmail.com<<mailto:galevancott@gmail.com>>

Home/studio: 860-201-4947
Cell/vmail: 860-782-1720

Adam Mengel

From: jvbetten1@aol.com
Sent: Monday, December 08, 2014 9:27 PM
To: Adam Mengel
Subject: Fwd: Salamander Hotel Convention Center - application 2962

Sent from AOL Mobile Mail

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

From: jvbetten1 <jvbetten1@aol.com>
To: mboyd <mboyd@bellsouth.net>; coryi62 <coryi62@earthlink.net>; pam4houses <pam4houses@gmail.com>; dickinsonci <dickinsonci@aol.com>; rreinke <rreinke@aol.com>; crowet6 <crowet6@gmail.com>; glemon <glemon@flaglercounty.org>
Cc: amengle <amengle@flaglercounty.org>; jdsouthmayd <jdsouthmayd@msn.com>; janetkivi <janetkivi@cfl.rr.com>; s.joyce.ellis <s.joyce.ellis@gmail.com>; hunterlandmark <hunterlandmark@aol.com>; sirene23 <sirene23@me.com>; msgg44 <msgg44@gmail.com>; gemacko <gemacko@bellsouth.net>; lynnerosewater <lynnerosewater@me.com>; anemrava <anemrava@bellsouth.net>; annbutler110 <annbutler110@cfl.rr.com>; annwilson <annwilson@cfl.rr.com>; djwhite077 <djwhite077@gmail.com>
Sent: Mon, Dec 8, 2014 08:29 PM
Subject: Salamander Hotel Convention Center - application 2962

Dear Flagler County Planning and Development Board,

Thank you very much for your service, we appreciate the hard work!

The Planning Board plays a very important role in the development of Flagler County; decisions rendered will influence real estate policies for years to come. Your actions set a precedent and are not one time events.

Salamander/ LA re-zoning application (#2962) asks for revised property use of Hammock Beach Club parcel 35. If approved, it paves the way for a 198 room Hotel / Convention Center along 16th Road. This violates 'over expansion' safeguards established in 1998. Communities along Scenic A1A have deed, plat restrictions as well as 'environmental charters' that protect residents.

In addition, please consider the following points.....

1. The new Hotel will significantly increase the population/ commercialization along 16th Road and A1A, destroying the 'old Florida ambience' enjoyed by the ENTIRE Community. We already have 'Big House' condos & villa buildings ~350 rooms, PLUS public beach access in the small Salt Park area. How can we even consider cramming another 198 rooms, plus a convention center there?

We propose that Flagler County establish a Hotel Room per beachfront acre measurement. Otherwise, who can really answer what level of expansion is prudent and where? (wildlife, horticulture, dune preservation, beach utilization, traffic, infrastructure-water, sewage, parking considerations etc. ---collaborative work is required)

NOTE -The New Smyrna Beach Planning and Development Committee rejected a 146 Hotel room proposal on December 1, 2014.

2. Please do not waive any current deed, plat restrictions within Flagler County. This sets a very dangerous precedent.

3. Salamander/ LA has multiple parcels of land for expansion use. They should be open to all location options if they are truly interested in building the Hotel / Convention Center.

4. Existing Flagler County Hotel, Condo owners & businesses are on high alert, for what may be perceived as, 'biased, unfair rulings' that could jeopardize their operations.

A new, oceanfront Hotel may have advantages over 'existing' resort facilities. Many local entrepreneurs made investment decisions based on existing deed, plat restrictions.

Also, there is a nationwide decline of Country Club / golf industry businesses. Over expansion could lead to 'white elephant'-- abandoned building scenarios within Flagler County. (a potential taxpayer issue)

5. Existing Hammock Beach Club Condo values could be reduced by as much as 45% if a new Hotel is built in front of units. Source -NOPC 1 ruling 2011 - item 28.

6. There is no 87% COMMUNITY favorability! This high percentage was from a controlled sample size of approximately 15-25% of Hammock Beach Club property owners ONLY.

Initially, the Community was not included in Hammock Beach Club expansion meetings. (Hammock Dunes, Matanzas Shores, Scenic A1A, HCC, Marineland, Environmental / Audubon groups)

In addition, all Flagler County residents who travel to the beach on 16 th Road will likely be impacted by the Salamander Mega-expansion.

In closing, please reject the Salamander / LA Hotel application in its present form. It does not comply with County deed, plat restrictions or Scenic A1A management plans that have been in place for decades.

We do look forward to working with the developer on other property options that would bring this new Hotel and Convention center to Flagler County. Thank you for your consideration.

Regards
John Bettencourt

Sent from my iPad

Adam Mengel

From: George Hanns
Sent: Monday, December 08, 2014 8:53 PM
To: Adam Mengel
Subject: FW: Opposed Hotel

From: shannan kolbe [shannankolbe@aol.com]
Sent: Monday, December 08, 2014 8:17 PM
To: George Hanns
Subject: Opposed Hotel

I am a Hammock Beach Resort owner and am opposed to the "hotel".

Adam Mengel

From: Craig Coffey
Sent: Tuesday, December 09, 2014 8:09 AM
To: Adam Mengel; Sally A. Sherman
Subject: FW: Salamander Hospitality, LLC application # 2962

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

From: George Hanns
Sent: Tuesday, December 09, 2014 7:53 AM
To: Albert J. Hadeed; Craig Coffey
Subject: FW: Salamander Hospitality, LLC application # 2962

From: Alcy Whisenant [alcymw@icloud.com]
Sent: Monday, December 08, 2014 11:51 PM
To: amengle@flaglercounty.org; mboyd@bellsouth.net; crowet6@gmail.com; dickinsonci@aol.com; Coryi62@earthlink.net; laureenkorrel@hotmail.com; rrrenke@aol.com; pam4houses@gmail.com
Cc: George Hanns; Charles Ericksen Jr.; Frank Meeker; Barbara S. Revels; Nate McLaughlin
Subject: Salamander Hospitality, LLC application # 2962

Dear Planning and Development Board Members and Flagler County Commissioners;

My wife and I are founding members of the Ocean Hammock Golf Course and owners of a one bedroom and a 3 bedroom condo in the main/original building of the Hammock Beach Club. As we are all aware, our values, as a result of the declining real estate market, have plummeted to levels that may never return. These properties are worth about one third of the original purchase price.

We are adamantly opposed to the construction of the Salamander Hospitality, LLC "New Lodge". This will add insult to injury and further devalue our properties. Our one bedroom unit has been on the rental program since the building was constructed and has never fully rented. In fact, there are times when it is less than 50% occupied. The low rental numbers make for little benefit to me with their share at 60% while mine is 40%. Please put yourself in my place and think what will happen when 198 NEW rooms are available that are owned by Salamander!! Where will their priorities be?

Along with the reduced property values there are other negative impact issues that should be considered. I will briefly list a few as follows:

- during summer months and on weekends the club facilities are already over crowded and will be beyond "over crowded" with the addition of 400 potential hotel guests.
- additional parking requirement will destroy current green space that is currently enjoyed by all.
- when we purchased our properties (at the very beginning when there were nothing but dirt paths) we were led to believe that the structure in front of the main resort building would never be a hotel of the magnitude proposed by Salamander, LLC.

We respectfully request that you reject and decline the Salamander Hospitality, LLC application (#2962) for an amendment to the Planned Unit Development Site Development Plans

for the Ocean hammock Golf Course and for the construction of a new 198 room hotel and conference facilities on the current Lodge Site.

Thank you for all you do for Flagler County and its residents.

Sincerely,

Bill and Alcy Whisenant
200 Ocean Crest Dr.
Unit 713
Palm Coast, FL 32135
Phone: 803 984-6080

Adam Mengel

From: VINCENT B. (JIM) VITRANO [dolorada@aol.com]
Sent: Tuesday, December 09, 2014 9:09 AM
To: Christie L. Mayer; Craig Coffey; George Hanns; Nate McLaughlin; Frank Meeker; Adam Mengel; MICHAEL.REDDING@NEWS-JRNL.COM; Charles Ericksen Jr.; Barbara S. Revels
Subject: Fwd: NEWS JRNL, OPINION PAGE ARTICLE, IN LETTERS TO THE EDITOR

DEAR MS. MAYER:

CAN YOU PLEASE DISTRIBUTE THIS E-MAIL ALSO TO MR. AL HADEED, MS. KATE SPANGLER, AND TO ALL OF THE PLANNING & ZONING BOARD MEMBERS.

THANKING YOU IN ADVANCE,
VINCENT B. VITRANO
56 OAKVIEW CIRCLE WEST
PALM COAST, FL 32137

E-MAILS:
DOLORADA@AOL.COM
VINCENTVITRANO@ME.COM

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

From: VINCENT B. (JIM) VITRANO <dolorada@aol.com>
To: PAT.RICE <PAT.RICE@NEWS-JRNL.COM>
Sent: Sat, Dec 6, 2014 7:01 pm
Subject: RE: NEWS JRNL, OPINION PAGE ARTICLE, IN LETTERS TO THE EDITOR

DEAR MR. RICE:

I AM RESPONDING TO THE, " LETTERS TO THE EDITOR" ARTICLE, ON FRIDAY: DECEMBER 5TH, 2014 "DEVELOPMENT AGAINST PRECEDENT."

I WILL GET TO PRECEDENT LATER.

LET US GET TO THE FOLLOWING: THE REFERENCE TO THE PREVIOUS NOPC APPLICATION, AND ITS DISAPPROVAL OF "THAT APPLICATION", IS LIKE COMPARING IT TO APPLE'S AND ORANGES. THAT APPLICATION WAS NOT WITH SPECIFICITY, AND WITHOUT TRANSPARENCY. THE SALAMANDER COMPANIES APPLICATION OF THE LODGE PROJECT #2926, HAS BEEN WITH ITS MOST TRANSPARENCY TO ALL OF US HERE IN THE CLUB AT HAMMOCK BEACH PROPERTIES, WITH OVER 200 RESIDENTS MEMBER OWNERS, ATTENDING TWO VIDEO MEETINGS, AND WITH A APPROVAL OF THE PROJECT BY OVER 80% OF THOSE ATTENDING, AFTER THE SECOND MEETING. THEY ALSO HAVE HAD, SEPARATE MEETINGS WITH OWNERS RESPRESENTATIVES, FROM ALL THE ASSOCIATIONS OF THE COMMUNITIES, OCEAN HAMMOCK PROPERTIES ASSOCIATION, CONDO ASSOCIATIONS OF 200 OCEAN CREST DRIVE, PHASE 1, ONE BEDROOM UNITS, TOWER UNITS, AND THE VILLA CONDO UNITS ON SITE. ALSO WITH YACHT HARBOR OWNERS, ETC. IN ITS ULTIMATE PLAN, AT THE TME OF THE SUBMISSION OF ITS APPLICATION, THEY HAVE INCORPORATED IDEA'S AND CONCERNS, OF NOT ONLY THOSE RESPRESENTATIVES, BUT INDIVIDUALS, SUCH AS MYSELF. THEREFORE THEIR APPLICATION IS A SUM PRODUCT, OF ALL OF THOSE THAT ARE AFFECTED BY THIS PROJECT, INCLUDING THOSE THAT ARE AGAINST. THESE MEETINGS WERE WELL ADVERTISED.

THEY ALSO HAD TWO PRESENTATION TO THE A1A SCENIC A1A BOARD, WHICH MORE THAN 30 RESIDENTS FROM THE HAMMOCK ATTENDING . I ATTENDED BOTH MEETINGS. THEY ANSWERED ALL OF THEIR QUESTIONS, AND IF THERE WAS ANY INPUT THAT THEY COULD INCORPORATE IN THE PROJECT, THERE WERE NONE. THERE ARE ELEVEN MEMBERS OF THE A1A SCENIC BOARD,WHO VOTED TO REJECT THE APPLICATION TO THE PLANNING AND ZONING BOARD MEMBERS OF FLAGLER COUNTY. THERE IS ANOTHER ORGANIZATION, THE "HAMMOCK CIVIC ASSOCIATION", AND OUTSIDE OF ITS SPOKES PERSON, I DO NOT KNOW THE TOTAL OF ITS MEMBERSHIP, AND WHEN IT ORIGINATED?

NOW, TO THE STATEMENT THAT THE LUPERT/ADLER COMPANY PURCHASING THE AMENITIES AND ITS PROPERTIES, FROM THE GINN COMPANY, SUCH AS THE HAMMOCK BEACH RESORT, YACHT HARBOR VILLAGE, CONSERVATORY, JOSE PARK, THE PROPERTY AT THE INTERSECTION OF JUNGLE HUT ROAD, BETWEEN HAMMOCK DUNES PROPERTY AND AIA, AND THE GARDENS IN FLAGLER BEACH. I BELIEVE THE TRANSFER OF ASSETS TO THOSE PROPERTIES, WERE BY OTHER MEANS. I AM SURE THAT YOU HAVE INVESTIGATIVE REPORTERS, WHO CAN INVESTIGATE ITS FACTS. WE PURCHASED OUR PROPERTY ON SEPTEMBER 19TH, 2001, COMPLETED OUR HOME IN FEBRUARY 2003. MY INTEREST IN REAL ESTATE SURROUNDINGS IS NOT NEW, HAVING INVESTED IN MIXED USE PROPERTIES, SINCE AUGUST 28TH, 1958, AND ENDING IN AUGUST 6TH OF THIS YEAR, THAT IS WHY I HAVE HAD A SEARCH OF KNOWLEDGE, NOT ONLY OF WHERE I HAVE LIVED, BUT INVESTED IN.

NOW, I WOULD LIKE TO MENTION ABOUT "PRECEDENT", FOR WHICH I AM ON RECORD, AS OF TUESDAY DECEMBER 2ND, 2014 WITH DISTRIBUTION TO MR'S. COFFEY, HADEED, MENGEL. AND ALSO TO THE SEVEN PLANNING BOARD MEMBERS (AND I ASSUME, THAT MR. HADEED WILL FURNISH A COPY TO MS. KATE SPANGLER THAT BOARDS ATTORNEY), AND ALSO TO ALL OF THE FLAGLER COUNTY COMMISSIONERS.

WITH MY REMARKS AND SIX PICTURE'S, THAT "PRECEDENT" IS BEING FOLLOWED IN APPLICATION #2926, THE SIX PICTURE'S REPRESENT THE BEFORE, AND AFTER THE GRAND OPENING OF THE SHERATON PALM COAST INN, IN A SIMILAR FOOT PRINT AT HAMMOCK DUNES, EIGHT (8) ACRE'S AS THAT OF THE CURRENT LODGE PROJECT. ITS GRAND OPENING, WAS IN FEBRUARY 1973. THE INN, CONSISTED OF 132 LUXURY HOTEL UNITS, AND THE HOTEL WAS OF, SPANISH MEDITERRANEAN ARCHITECTURE, "STEPS AWAY" FROM THE ATLANTIC OCEAN. IF YOU SO DESIRE, I WILL FAX YOU THE SIX PICTURES OF THAT GRAND OPENING, WHICH WAS BUILT IN AN EIGHT ACRE SIMILAR FOOTPRINT OF SALAMANDER LODGE PROJECT #2962.

I WOULD ALSO SUSPECT, THAT THE POPULATION AT THAT TIME IN FLAGLER COUNTY WAS LESS THAN TWENTY THOUSAND, SO LETS IMAGINE WITH THE POPULATION AT THE LAST UNITED STATES CENSUS, IT WAS JUST SLIGHTLY UNDER ONE HUNDRED THOUSAND, WHAT SIZE HOTEL THE SHERATON COMPANY WOULD BUILD AT THAT TIME?

NOW TO THE WORD PRECEDENT, WEBSTER'S DICTIONARY DEFINE'S PRECEDENT, AS:
"AN ACT, STATEMENT, LEGAL DECISION, CASE, ETC., THAT MAY SET AN EXAMPLE, REASON OR JUSTIFICATION FOR A LATER ONE."

IT EXISTED IN HAMMOCK DUNES.

IT EXISTS IN CINNAMON BEACH (A CONDO COMPLEX, WHERE LESS THAN EIGHT, RESIDE ALL YEAR ROUND), OF WHICH I SAY, "IF IT LOOK LIKE A DUCK, TALKS LIKE A DUCK, AND WALKS LIKE A DUCK, ITS A DUCK", A CONDO/HOTEL.

AND THE SALAMANDER LODGE PROJECT, SHOULD BE BUILT IN THE HAMMOCK BEACH RESORT.

MR. RICE, I AWAIT YOUR RESPONSE, AND WOULD SINCERELY APPRECIATE YOUR PRINTING OF MY REBUTTAL, TO STATEMENTS MADE IN THAT ARTICLE, THAT IS PRINTED IN THE OPINION PAGE, OF LETTERS TO THE EDITOR.

RESPECTFULLY SUBMITTED,
VINCENT B. (JIM) VITRANO
56 OAKVIEW CIRCLE WEST
PALM COAST, FL 32137

Adam Mengel

From: Luke Guttman [lukelbg@aol.com]
Sent: Tuesday, December 09, 2014 1:08 PM
To: Adam Mengel
Subject: Fwd: Planning and Development Board Meeting on the Salamander Hotel Proposal

Adam, I am I'm North Carolina and will miss tonight's meeting. Will try to follow online. Luke

Sent from my iPhone

Begin forwarded message:

From: Natalya Gordon <ngordon1973@yahoo.com>
Date: December 9, 2014 at 11:13:22 AM EST
To: Ann Butler <annbutler110@cfl.rr.com>, Alma Nemrava <anemrava@bellsouth.net>, Thad Crowe <crowet6@gmail.com>, Anne Wilson <annewilson@cfl.rr.com>, Frank Carelli <fcarelli@cfl.rr.com>, Dennis Clark <denclark@cfl.rr.com>, Mary Geiger <nana8059@yahoo.com>, Luke Guttman <LukeLBG@aol.com>, Don and Linda Hoskins <Donaldhoskins@bellsouth.net>, Carole McCleery <quakermac@cfl.rr.com>, Richard McCleery <macsaltyone@yahoo.com>, Lorene Schober <loreneschober@att.net>, Bonnie Sims <simmsjen@aol.com>, Richard Hamilton <glenmillan@bellsouth.net>, Mike Joyce <jjoyce11@att.net>, Pidge & John Russells <rusmail@cfl.rr.com>, John Byrd <ezrydor@hotmail.com>, Judy Shearouse <judyshea40@earthlink.net>, George Nelson <biggeorgen2000@yahoo.com>, Stephen Bickel <sbickel@me.com>, "Christopher C. Goodfellow" <goodfellow@goodfellow.ca>, Lynne Rosewater <lynnerosewater@mac.com>, Frank Meeker <fmeeker@flaglercounty.org>, George Harnden <jazzman481@gmail.com>, Bob Samuels <Bob_Samuels@scenic1a.org>, Carol Scott <cescott9@gmail.com>, Danielle Anderson <danielle_anderson@scenic1a.org>, Jane Culpepper <jbpepp@msn.com>, Joyce Skaff <skaffjl@hotmail.com>, Donna Richardson-Drevniok <donnadbeach@earthlink.net>, Judy Griswold <judyct64@outlook.com>, Marge Rooyackers <petmom07@cfl.rr.com>, Marianne McNeil <jimcneil@bellsouth.net>, Mary Ann Ruzecki <mruzecki@aol.com>, Maryanne Taddeo <taddeom@bellsouth.net>, Sonja Zander <sunandmark@gmail.com>, Stephen Hatcher <stevehatcher@cfl.rr.com>, John Kivi <johnkivi@cfl.rr.com>, Linda Hager <lindahagerfl@gmail.com>, Mike Hewson <MikeHewson@aol.com>, Louise Leister <mysecretbonsai@me.com>, Audrey Tennant <atennant3@aol.com>, Jeff Southmayd <jdsouthmayd@msn.com>, Janet Kivi <janetkivi@cfl.rr.com>, Lorrie Samuels <lorriesam@aol.com>, Susan Green <spg624@aol.com>, Jan Cullinane <jancullinane@gmail.com>, Joanne Amicola <JODOC1@aol.com>, Rosemary Gehl <rgehl@cfl.rr.com>, Nancy Southmayd <nancysmayd@aol.com>, Sue Ockun <SUEOCKUN@hotmail.com>, Gerri Gilison <msgg44@gmail.com>, Cathi Hewson <cathew888@aol.com>, Muffy Runnells <mrunnells@me.com>, Doug Hager <ldhager@cfl.rr.com>, Gauri & Shinoo Wainganker <gauriwaingankar74@gmail.com>, Andi Covell <rcnaesq@yahoo.com>, Phyllis Pionzio <pionzio@mac.com>, Annalee Boyce <annaleeboyce1@yahoo.com>, John Bettencourt <jvbetten1@aol.com>, Sylvia Whitehouse <sirene23@me.com>, George Macko <gemacko@bellsouth.net>, John Barber <jwbgator@yahoo.com>, Jeff Hunter <hunterlandmark@aol.com>, John Todd <john474@optonline.net>, Jeanne Meyer <jmeyer101@bellsouth.net>, Gary Fleischer <go2fly@aol.com>, Doug and Betty Parker <dougwparker@gmail.com>, Cheryl and Dietrich Von Soosten <baronessvs@gmail.com>, Judy Ross <jegnaross@yahoo.com>, Cottie Benson

<cottieB@aol.com>, Jerry Millican <jerrymillican@yahoo.com>, Bill Green <wjg1116@aol.com>, Bob Patterson <rpatterson165@comcast.net>, Bruce Bullock <bullocklaw2@gmail.com>, Daniel Brazzano <dbrazzano@lelandmanagement.com>, Don White <djwhite077@gmail.com>, Flagler Audubon <flagleraudubon@gmail.com>, "Gail Sasnett-Stauffer, ESQ" <gsasnett@yahoo.com>, Greg and Donna Shumacher <gschumacher1@cfl.rr.com>, Harry Pokrop <harryfran@gmail.com>, Jeanne Florio <jflorio65@optonline.net>, Jim and Raquel Sease <jrsease@gmail.com>, John Demkar <jdemkar17@hotmail.com>, Kathie Margolin <margolins@bellsouth.net>, Ken Schultz <kenschultz@icloud.com>, Kenneth Merrill <kmerrill1@hotmail.com>, Laura Ostapko <lauragostap@yahoo.com>, Leslie Sachs <leslie0621@bellsouth.net>, Rick Schober <Schobugs@wmconnect.com>, Maria DeAusen <m_deausen@yahoo.com>, Marilyn Bagdonas <m.clamlake@hotmail.com>, Pat Lopez <vlopezjr@bellsouth.net>, Paula Fitzwater Treidel <ptreidel@att.net>, Peter Gordon <peterjegigordon@gmail.com>, Phil Guliford <burmarsh14@yahoo.com>, Roger Cullinane <rcullinane@gmail.com>, Ronnie Itkin <veronicaitkin@yahoo.com>, Vi Drexler <drexlerw@bellsouth.net>
Subject: Planning and Development Board Meeting on the Salamander Hotel Proposal
Reply-To: Natalya Gordon <ngordon1973@yahoo.com>

Tonight is the meeting.

“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has.”— Margaret Meade

Just a friendly reminder of the
Planning and Development Board Meeting
presenting the Salamander Hotel Proposal
on Tuesday, December 9
at 6:00 PM
In the Board Chambers,
1769 East Moody Blvd., Building 2, Bunnell

As a proven Hammock conservationist or new supporter,

Please send a brief email stating your personal opinion of the Salamander hotel proposal,

Any statement in opposition is appreciated;

Voices of the Hammock Culture of Conservation are critical.

**Your support is crucial to retaining the character
of the Hammock.**

Adam Mengel

From: LAN26785@aol.com
Sent: Tuesday, December 09, 2014 1:42 PM
To: Adam Mengel
Subject: SALAMANDER PROJECT SUPPORT

Dear Planning and Development Board Members,

AS 10 YEAR RESIDENTS AT THE CLUB AT HAMMOCK BEACH, WE SUPPORT THE VERY MUCH NEEDED RENOVATION AND EXPANSION OF THE LODGE AREA.

THE RESORT NEEDS TO STAY COMPETITIVE WITH OTHER WORLD CLASS RESORTS. THE SALAMANDER PROJECT WOULD GENERATE A MUCH NEEDED ECONOMIC BOOST TO THE ENTIRE COMMUNITY.

YOUR SUPPORT AND CONSIDERATION OF THE SALAMANDER PROJECT WILL BE GREATLY APPRECIATED.

Sincerely,

Gerd and Lupe A. Noel

Lupe A. Noel

Adam Mengel

From: Flagler Audubon Society [flagleraudubon@gmail.com]
Sent: Tuesday, December 09, 2014 1:53 PM
To: laureenkornel@hotmail.com; mboyd@bellsouth.net; Michael Duggins;
pam4houses@gmail.com; dickinsonci@aol.com; rreinke@aol.com; crowe6@gmail.com
Cc: Adam Mengel
Subject: Dec 9, 2014 Planning & Zoning Board Meeting, Application #2962
Attachments: FAS & ECVF Position Paper on Salamander Hotel, The Hammock (2).pdf

Flagler Audubon Society and the Environmental Council of Volusia and Flagler stand opposed to this project because it will result in more loss of and fragmentation of bird and wildlife habitat; and have a negative impact on the eco-tourism and the money that generates to the economic benefit of Flagler County. Both organizations request to be listed as a Party of Record in opposing the project.

Please see the attached PDF for details. Thank you for your consideration.

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For The Board of Directors:

Donald J. White, Jr.
Conservation Chair, Flagler Audubon Society
Board Member, Environmental Council of Volusia and Flagler

Flagler Audubon Society and the Environmental Council of Volusia and Flagler stand opposed to this project because it will result in more loss of and fragmentation of bird and wildlife habitat; and have a negative impact on the eco-tourism and the money that generates to the economic benefit of Flagler County. Both organizations request to be listed as a Party of Record in opposing the project.

The September-October 2014 issue of the Audubon Society's national magazine was a special issue focusing on "Birds and Climate Change." In his introductory essay to this issue, National Audubon Society CEO and President David Yarnold, stated the sobering conclusions of a seven-year study of the effects of climate changes, observed and projected, on North American bird populations:

"As global temperatures rise, as weather patterns shift, as vital bird habitats dwindle and disappear, familiar and beloved species will leave for more suitable locales or die out completely."

This long-term study was in part supported by the data collected through citizen science—especially the on-going Christmas and Spring Bird Counts undertaken for over 100 years by Audubon members. In this study, 314 North American bird species were identified as imperiled. Over half of our present species, from shoreline birds to those that live in the inland prairies, are threatened by the many environmental effects of climate change, in addition to the loss and fragmentation of habitat. These changes reshape the patterns of water circulation, the carbon cycle, ocean currents, and living cycles of flora and fauna that are gathered under the phrase "eco-systems".

One of the concepts linked to Audubon's national initiative regarding the effects of climate change on bird populations is the concept of Climate Strongholds. A Climate Stronghold is "a geographic area that will provide shelter against the onslaught of climate change." **In the Audubon report on climate change and bird populations in North America, the entirety of Florida is considered a major Climate Stronghold.** Recently, this concept of strongholds that provide "essential habitats for migratory and resident birds" areas has been supported by the overwhelming passage of Amendment 1 (75% "Yes" votes), as well as by on-going State efforts to identify and protect Important Bird Areas (IBAs). The IBAs currently encompass over 2 million acres in Florida. This recent amendment to the Florida Constitution will direct a third of Florida real estate transaction tax revenues to the Land Acquisition Trust Fund to "manage and restore natural systems and to enhance public access and recreational use of conservation lands."

There is a long-standing tradition of creating and managing areas that support both resident and migratory birds and other wildlife in Florida, and of protecting habitat that might be otherwise over-developed, to the detriment of many living systems. In part, this shows increasing recognition that the natural habitat is essential to the life of the human population. This tradition of environmental protection also demonstrates, on the pragmatic level of day-to-day business, that the eco-tourism aspects of the Florida economy are assuming greater importance in the overall economy of the State. Tourism related to birding and viewing wildlife is approximately a 6-billion dollar yearly addition to the State's economy according to the Florida Department of Economic Opportunity website.

Tourists do not come to Florida to walk around the same big box stores or drive the same 6-lane highways they have in their hometowns. They come to see what remains of the life of the natural lakes, streams, swamps, prairies, uplands, coastal habitats and beaches of Florida, a state with over 60 unique ecosystems.

The area affected by the proposed Salamander Hotel project may seem small and the developer may be trying his best to mitigate the impact of the proposal and convince you that the proposed project is essential for them to remain competitive and that it brings economic gain to Flagler County. But, rather than viewing it in terms of size, it should be viewed as the self-sustaining habitat that it is for the trees, frogs, turtles, snakes, lizards, birds, and other critters that have existed since the rise of the Florida peninsula and the economy that this habitat sustains. This habitat is worth preserving and protecting. Otherwise, where do we draw the line? When do we stop destroying the habitat that is critical to the survival of not only the critters that live there but the human population as well?

Most of Florida has already been over-developed and local ecosystems have either been destroyed or have been pushed to the red-line. Shall we permit even more? This is what approval of this project would do...create more loss of habitat and fragmentation of a pristine eco-system that doesn't have that much left to begin with. This should not be allowed. The economic benefits of nature that come with this habitat and that extend to and are enjoyed by residents and visitors should not be overwhelmed by the desire of the developer for profits. Flagler Audubon Society and the Environmental Council of Volusia and Flagler urge you to not sacrifice quality of life for humans and even the very existence of non-human residents of the Hammock. Please sustain this habitat and the tree canopy for the birds and wildlife that live here. Please reject this proposal...for the survival of the birds.

/s/

Donald J. White, Jr.

Conservation Chair, Flagler Audubon Society

Board Member, Environmental Council of Volusia and Flagler

Adam Mengel

From: Carl [jorden6@bellsouth.net]
Sent: Tuesday, December 09, 2014 2:38 PM
To: Adam Mengel
Subject: Application #2962 Ocean Hammock Golf Course Lodge PUD SDP

Dear Mr. Mengel,

As the situation unfolds surrounding Application #2962, Ocean Hammock Golf Course Lodge PUD SDP, we feel compelled to once again voice our strongest possible opposition to this proposal. We continue to be amazed at how this situation has unfolded. Just a little over 3 years ago, after a hard pitched battle, the citizens of Flagler County and residents of the Hammock fought back an attempt by Ginn-Lubert-Adler to overturn previous agreements and restrictions in order to construct a facility that would forever change the character of our beach.

Now, we face the same challenge again. Having read all of the available information on the county website regarding this matter, it is obvious that the battle lines have been drawn. Those who support this proposal do so because they feel it will be an economic boom to the county supplying jobs, increasing tax revenue and increasing property values. Those of us who oppose it do so for the same reasons it was opposed last time; it exceeds the limits of previous agreements, it will be detrimental to the beach environment and it will significantly degrade the rural character of the Hammock.

In researching this matter, we have seen many parallel threads (which is part of our amazement) but none speaks as loudly as a quote from former BCC Milissa Holland as she addressed the Florida Governor and Cabinet. Merely replace the word *cluster* with the word *hotel*. "Now this developer wants to re-trade this deal, They want to create a new residential cluster (*hotel*) where one never existed before. That was never part of the project and assert that this is somehow vested under the original development order. Worse, the newly proposed clusters (*hotel*) in the golf course area in which limited development is to occur. To allow this to happen would be for the county to go back on its word, to the detriment of all of the residents who purchased there in reliance on the development order, to the detriment of all Flagler County residents who use the park facilities, and to the detriment of Flagler County residents in general who depend on the county commission to live up to its word and commitments across the board." This seems to best sum up why this proposal should be denied.

We cannot speak for all of those that oppose this matter, but we think most of us have no objection to Hammock Beach management rebuilding and updating The Lodge to better serve their members. What we oppose is; their attempt to totally change the character of the Hammock by building a hotel/convention center, limiting our access to Old Salt Park (more people will be there and the park will not increase in size plus the service entrance for the hotel is in the parking lot for the park), resulting in the degradation of the bucolic lifestyle we moved to the Hammock for.

Thanks again for your attention to this matter.

Sincerely, Carl and Kathie Jorden

Gina Lemon

From: Adam Mengel
Sent: Tuesday, December 09, 2014 4:43 PM
To: Gina Lemon
Subject: FW: Planning and Development Board Meeting 12/9/14
Attachments: LODGE PROPOSAL SPEECH.doc

From: SCrimm1023@aol.com [<mailto:SCrimm1023@aol.com>]
Sent: Tuesday, December 09, 2014 4:37 PM
To: Adam Mengel
Subject: Planning and Development Board Meeting 12/9/14

Mr. Mengel,

Attached are my comments that I will share tonite with the planning board concerning the proposed development at Hammock Beach.

Please make these part of the public record.

John Crimmins
200 Ocean Crest Drive
Unit 644
Palm Coast, Fl. 32137

LODGE PROPOSAL

MY NAME IS JOHN CRIMMINS. MY WIFE SHERRY AND I BOUGHT OUR FIRST LOT IN HAMMOCK BEACH IN 2000. IN 2003 WE WERE THE FIRST ONES TO MOVE INTO A 20 PLEX VILLA AT HAMMOCK BEACH. THERE ARE 10 VILLA BUILDINGS THAT WERE BUILT 2 AT A TIME SO WE GOT TO LIVE THROUGH ALL THE

CONSTRUCTION OF THE OTHER 8 BUILDINGS. IN 2007 WE WERE THE FIRST COUPLE TO MOVE INTO THE SOUTH TOWERS CONDO COMPLEX. SHERRY IS THE PRESIDENT OF THE TOWERS ASSOCIATION AND HAS BEEN FOR 3 YEARS. I HAVE BEEN ON THE BOARD OF THE OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION AND THE VILLAS. I ALSO SERVED 3 YEARS ON THE ADVISORY BOARD OF GOVERNORS TO THE CLUB AT HAMMOCK BEACH AND HAVE BEEN ON SEVERAL COMMITTEES. WE ARE VERY ACTIVE IN THE COMMUNITY AND LOVE THE RESORT, THE PEOPLE AND THE AREA. WE HAVE A LOT INVESTED IN IT BOTH FINANCIALLY AND EMOTIONALLY. THIS IS OUR HOME.

WHILE I HAVE A LOT OF THINGS I WOULD LIKE TO TALK ABOUT, MY PURPOSE FOR SPEAKING TONITE IS TO TALK ABOUT THE CONDO ASSOCIATIONS THAT ARE AFFECTED MOST DIRECTLY BY THE PROPOSED DEVELOPMENT. BASICALLY THOSE THAT GOT A LETTER FROM YOUR COMMITTEE STATING THAT WE ARE WITHIN 300 FEET OF THE REFERENCED PLANNED DEVELOPMENT.

FIRST OF ALL LET ME CLARIFY THAT THERE ARE 4 CONDO ASSOCIATIONS AFFECTED, NOT JUST ONE. THE HAMMOCK BEACH CLUB CONDO ASSOCIATION IS NOT THE ONLY ASSOCIATION NEAR THE HAMMOCK BEACH CLUB OR AFFECTED BY THE PROPOSED DEVELOPMENT AS SOME OF YOU MAY HAVE BEEN LED TO BELIEVE.

LET ME ALSO MAKE IT CLEAR THAT MR. CHIUMENTO ONLY REPRESENTS THE HAMMOCK BEACH CLUB CONDO ASSOCIATION (HBCCA) AND NONE OF THE OTHER 3.

The HBCCA HAS 148 UNITS.

THE VILLAS AT HAMMOCK BEACH ASSOCIATION HAS 116 UNITS.

THE OCEAN TOWERS AT HAMMOCK BEACH ASSOCIATION HAS 92 UNITS. 50 ON THE SOUTH SIDE OF THE RESORT AND 42 ON THE NORTH SIDE BUT UNDER THE SAME ASSOCIATION.

THE ONE BEDROOM CONDOS ASSOCIATION HAS 127 UNITS.

THIS MAKES 483 UNITS AFFECTED NOT 148.

NONE OF THESE CONDO ASSOCIATIONS BOARDS HAVE TAKEN A POSITION FOR OR AGAINST THE DEVELOPMENT EXCEPT FOR THE HBCCA.

THEY SENT OUT A SURVEY ON APRIL 11TH THIS YEAR SAYING THAT “WE FOUGHT ONE HOTEL PROPOSAL BEFORE AND SUCCEEDED IN BLOCKING CONSTRUCTION. DO YOU WANT TO DO THIS AGAIN?” THAT WAS THE SURVEY THAT THEY ARE SAYING SUPPORTS THEIR POSITION THAT THE OWNERS ARE AGAINST THE DEVELOPMENT. NO

FACTS ABOUT THE DEVELOPMENT WERE GIVEN. I WOULD HAVE VOTED AGAINST IT TOO.

AFTER A FULL PRESENTATION TO CLUB MEMBERS AND ANY RESIDENTS OF THE COMMUNITY THAT WANTED TO ATTEND AND A Q&A PERIOD A STRAW VOTE WAS TAKEN ON SUPPORT OF THE DEVELOPMENT. NOT A FINAL OR BINDING VOTE BUT JUST AN INDICATION. SALAMANDER WANTED TO MAKE SURE IT HAD A GOOD SUPPORT BASE BEFORE PROCEEDING.

85 PERCENT OF THE VOTES WERE FOR IT.

THE OPPOSITION SCREAMED THAT IT WASN'T INCLUSIVE ENOUGH SO THE CLUB POSTED THE WHOLE PRESENTATION ONLINE AND EXTENDED VOTING FOR ANOTHER 2 WEEKS. THE NUMBERS GOT EVEN BETTER.

HERE ARE THE RESULTS BROKEN DOWN BY JUST THE CONDO VOTES.

HBCCA 67 VOTES, 47 FOR. 70% OF THE TOTAL

1 BR CONDOS 27 VOTES , 20 FOR, 74% OF TOTAL

VILLAS 43 VOTES, 42 FOR, 98% OF TOTAL.

TOWERS 52 VOTES, 50 FOR, 96% OF TOTAL.

TOTAL OF ALL VOTES INCLUDING HOMEOWNERS, YACHT HARBOR AND THE CONSERVATORY 412 VOTES, 354 FOR, 86% OF TOTAL.

FINALLY I WOULD LIKE TO TALK BRIEFLY ABOUT SIGHT LINES AND HOW THEY AFFECT THE CONDOS.

FIRST OF ALL, NONE OF THE VILLAS CAN EVEN SEE THE LODGE EXCEPT A SMALL VIEW STRAIGHT DOWN 16TH RD. FOR THOSE IN THE 20 PLEXES FACING SOUTH. THIS IS NOT THEIR NORMAL VIEW. IT IS SOUTHEAST OVER

THE GOLF COURSE AND THE OCEAN SO THEY HAVE NO REAL ISSUES.

NONE OF THE 3 BR HBCCA CONDOS OR THE 1 BEDROOMS ON THE NORTH SIDE CAN EVEN SEE THE LODGE.

SOME OF THE TOWERS ON THE NORTH SIDE CAN SEE THE EXISTING LODGE BUILDING, BUT WON'T BE ABLE TO SEE MUCH IF ANY OF THE 2ND BUILDING, SO THEIR VIEW REALLY DOESN'T CHANGE.

THE 4 BR HBCCA CONDOS FACING STRAIGHT OUT TOWARD THE OCEAN DO JUST THAT. THEY OVERLOOK THE 18TH GREEN AND THE OCEAN. THEY CAN SEE THE LODGE NOW AND OBVIOUSLY WILL SEE THE NEW BUILDINGS . HOWEVER IT WILL BE MUCH MORE ATTRACTIVE THAN THE CURRENT LODGE.

.THE HBCCA CONDOS ON THE SOUTH SIDE CAN SEE THE LODGE IF THEY STAND AT THEIR RAIL AND LOOK TO THE LEFT. IF THEY ARE SITTING ON THEIR DECK, THEIR BEST VIEW IS TO THE SOUTHEAST OVER THE GOLF COURSE AND TOWARD THE OCEAN. NO BUILDING OBSTRUCTIONS.

IF ANYONE HAS ANY ISSUES, IT SHOULD BE THE SOUTH TOWERS AND THE 1 BEDROOMS ON THE SOUTH SIDE.

FOR THE TOWERS, THE 6 STORY BUILDING WITH 18 UNITS FACES STRAIGHT EAST AND THERE ARE 8 CONDOS ON THE EAST SIDE OF THE TOWERS IN AN 8 STORY BUILDING THAT CAN SEE ALL OF THE LODGE.

ONCE AGAIN, THEIR BEST VIEW IS SOUTHEAST OVER THE GOLF COURSE AND TOWARD THE OCEAN.

I HAVE NOT TALKED TO ONE OWNER IN THE SOUTH TOWER WHO IS

AGAINST THE PROPOSED DEVELOPMENT OR ARE CONCERNED ABOUT THEIR VIEWS.

THE ONE BEDROOMS ON THE SOUTH SIDE FACE EAST AND WILL SEE ALL OF THE NEW DEVELOPMENT. THE PLANS HAVE BEEN MADE FOR OPEN VIEWS BETWEEN THE 2 BUILDINGS AND IN MY OPINION, THE VIEW MAY BE A LITTLE MORE OBSTRUCTED THAN THEY HAVE NOW FOR THE LOWER FLOORS, BUT DEFINITELY MORE ATTRACTIVE AND NOT BLOCKED.

SHERRY AND I HAVE A LOT INVESTED IN OUR HOME HERE. ALL THE TOWERS WERE ORIGINALLY PRICED IN THE 7 FIGURE RANGE. THAT'S WHEN WE BOUGHT IN. THE VALUE AT ONE TIME HAD DECREASED MORE THAN 50% . .

IT IS GETTING BETTER, BUT NOT WHERE IT SHOULD BE. IF WE DON'T UPGRADE THE PROPERTY, VALUES WON'T INCREASE. PEOPLE THAT THINK THEY WILL GO DOWN IF WE APPROVE THE DEVELOPMENT ARE JUST OUT OF TOUCH. THAT GOES AGAINST ALL ECONOMIC PRINCIPLES.

WHEN YOU UPGRADE SOMETHING, EVERYTHING AROUND YOU IMPROVES.

BUT IN THE END IT'S NOT THE VALUE OF OUR PROPERTY THAT'S THE MOST IMPORTANT THING. IT IS THE QUALITY OF OUR EXPERIENCE HERE.

WE WANT IT BACK TO WHERE IT WAS IN THE EARLY 2000'S. QUALITY FACILITES, GUESTS WHO PAY HIGH RATES AND SPEND MONEY IN OUR RESTAURANTS, SPA, GOLF COURSES, ETC. THE CLUB MAKING A NICE PROFIT TO KEEP OUR DUES DOWN. KEEPING THE WONDERFUL

EMPLOYEES HAPPY WHICH IS ONE OF THE MOST IMPORTANT THINGS WHEN RUNNING A RESORT OR ANY HOSPITALITY VENTURE . (I KNOW HAVING BEEN INVOLVED WITH RESTAURANTS FOR OVER 20 YEARS AND ALSO HAVING OWNED A FAIRLY LARGE PIECE OF A 1,000 MEMBER SWIM AND TENNIS CLUB IN ATLANTA FOR SEVERAL YEARS) AND THE LOCAL BUSINESSES AND THE COUNTY GETTING MORE AND DEPENDABLE REVENUE.

THE OPPOSITION IS REALLY NOT OPPOSED TO IMPROVING THE RESORT, THEY JUST WANT IT DONE WITHOUT HAVING RESORT GUESTS ON THEIR PROPERTY AND IN THEIR LOBBY.

. PLEASE DO THE RIGHT THING AND RECOMMEND APPROVAL.

JOHN AND SHERRY CRIMMINS
200 Ocean Crest Drive
Unit 644
Palm Coast, Fl. 32137

Adam Mengel

From: Jane Goodman [rudgoo765@gmail.com]
Sent: Tuesday, December 09, 2014 4:47 PM
To: Adam Mengel
Subject: Vote NO on the Salamander Proposal
Attachments: Construction Area.tiff; layout of Model of where the View will change if Construction Proceeds.tiff; 20140904_080235.jpg; 20140904_080159.jpg

----- Forwarded message -----

From: "Jane Goodman" <rudgoo765@gmail.com>
Date: Dec 9, 2014 3:17 PM
Subject: Vote NO on the Salamander Proposal
To: <amengle@flaglercounty.org>, <mboyd@bellsouth.net>, <crowet6@gmail.com>, <dickinsonci@aol.com>, <Coryi62@earthlink.net>, <laureenkornel@hotmail.com>, <rrreinke@aol.com>, <pam4houses@gmail.com>, "George Hanns" <ghanns@flaglercounty.org>, "Charles Ericksen Jr." <cericksen@flaglercounty.org>, "Frank Meeker" <fmeeker@flaglercounty.org>, "Barbara S. Revels" <brevels@flaglercounty.org>, "Nate McLaughlin" <nmclaughlin@flaglercounty.org>
Cc:

Dec 8, 2014

Dear Commissioners and Planning Board,

Subject: DO NOT SUPPORT THE SALAMANDER PROPOSAL

Thank you very much for your service, we appreciate the hard work you do! With that in mind, we ask you to think long and hard about the vote scheduled for Dec. 9th on the Salamander Hotel proposal.

We are the owners of two condos in Palm Coast. One is at Hammock Beach – Unit 1114, 200 Ocean Crest Drive, Palm Coast and the second is at Cinnamon Beach - Unit 165, 200 Cinnamon Beach Way, Palm Coast. Both units face the golf course and have an exceptional ocean and golf course view. Both were purchased at a sizable premium so that we could ensure the view into perpetuity for our ever growing family and our retirement.

You play a very important role in the development of Flagler County as decisions made will influence many for years to come. Planning board actions set a precedent and are not just a onetime event. Residents of Flagler

County ask for fair, impartial and unbiased recommendations for any new project. We look forward to responsible expansion and gladly invite 'developers' to work with elected officials / residents to accomplish this objective.

Salamander/ LA re-zoning request 2962 asks for revised property use of Hammock Beach Club parcel 35. If approved, it paves the way for a new 198 room Hotel / Convention Center along 16th Road. This violates 'over expansion' safeguards established in 1998. 'Developers' should respect the 'rules' in place. Communities along A1A have deed, plat restrictions as well as 'environmental charters' in place that protect the Scenic A1A corridor.

When we purchased our properties, Bobby Ginn and the Lupert Adler organization which owned the property, marketed the units as having this view forever. He had commercials running on TV which stated this and you were shown when this was brought up in 2010. They told us that there would never be construction blocking our view...EVER! In 2010 when the NOPC was brought up, the County Commissioners and the legislature turned down their request to build a hotel on this property.

Now fast forward 4 years later and we have a new front organization, Salamander, coming to you with a request to build. See attachment A and B to show their footprint. I have a corner unit in each case. The view from my patio doors at HBC is of the pool at the lodge and to the right of it is the golf course and the beach. My unit faces diagonally on the corner so it would directly overlook the new construction. If you allow this construction, you will block our view of the beach and we will have a perfect view of a roof. We did not buy these units to look at another building; we paid dearly for the existing view. Now they propose to take it away and yet we get to continue to pay our mortgage on what will be a lesser valued, lower desirability property.

If you allow this, you will further devalue the current condos, thereby not only affecting their taxable values but also possibly causing foreclosures by current owners. Lupert Adler of Philadelphia should not be allowed to garner large profits at our individual expense. We worked long and hard to save to buy our two condos and are still paying off the loans for these condos.

Secondly, Ginn and Lupert Adler had the chance to lay things out differently in clusters 30, 31 and 32 but they worked with the county at that time to develop the existing plan and keep nature where needed and desired. Now Lupert Adler, teamed up with Salamander, are trying to get more money from their investment and they don't care who they hurt or lied to. Those of us who bought here intend to live here in our retirement and be productive members of the community and local tax payers. Lupert Adler is in for the short haul and then they are gone, they don't care about the county.

If you agree to this, you will be setting up a precedent to allow building on the golf course since their proposal goes outside of the current plat plan. Is that what you want, building all along the ocean and in every recreational zone? If you say the former Plat restrictions don't matter, you will then open yourselves up to total building by developers of other nature areas and golf courses along the Hammock. You will be opening a can of worms that will be irreversible. The county set up zoning codes for a reason. Please remember to keep the big picture in mind for future generations. Do you want the density of Miami in Palm Coast?

Third, Salamander keeps saying that they were given approval by 87% of the owners. Well they did not accept my call as a Condo owner when they had that meeting. (My daughter in law was in surgery during the meeting so I could only call in to their call in number.) They gave lunch and drinks to homeowners on site who don't have the view. They do not abut the land in question and Salamander asked them to vote for it as a straw poll which now they tout as gospel. That is akin to saying people of Volusia County should elect the Flagler County officials. They keep saying they have the approval of the homeowners and they will only do it if there is not any contention. Well there is contention. The condo owners are against this proposal.

To further support this, they sent out this email (see quoted email") to all Hammock Beach Club members EXCEPT the people in the condo building who are directly affected. Interesting how they manipulate the conditions. See what they wrote below on Dec 4th. They are stuffing the room artificially with people who are not directly affected. Last time they gave them lunch and free drinks, now it is this. They artificially inflate their numbers and just lie.

"In order to show that we are united, we have created a white tee shirt for all of us to wear to let the board members know that we want them to "vote yes" on this most important issue! They come in XL, L, M, and S. You can stop by The Club Membership Office to pick yours up starting today!"

Sincerely,

The Club at Hammock Beach

Only people that are directly affected should be allowed to voice their opinion and that is the people who are losing their view or will have to put up with 2 years of noise, mess and reduced use of their current condos or reduced rental income for those who rent their units. For these people this approval will cause a reduction in value to the current condos because people always want new over existing and on the beach vs near the beach. You will immediately reduce the rent-ability of the current units.

Fourth, have you considered what this will do to the nature in the area? A hotel on the beach cannot turn out its lights. Think of the effects on the sea turtles, on the plant life and trees and on the natural setting of 16th Road and the area. You worked so hard to protect that previously. Why throw that all away? I know that the naturalist groups have all voiced their opposition to this proposal.

Finally, I know you say jobs are needed but then why not look at other alternatives for in the industrial zone. I know you had a proposal from WalMart for a Distribution Center which would have created a number of jobs. Surely there are other options which would bring better jobs than housekeeping positions.

Let's put an end to this construction debate once and for all and turn down the Salamander proposal.

Thank you for considering our point of view.

Sincerely,

Howard and Jane Goodman

Hammock Beach Club Unit 1114
rudgoo765@gmail.com



The Club at Hammock Beach & Lodge Existing Site



Scaled Massing Model- Existing "Big House" and New Lodge



Call me Before + Chris

Adam Mengel

From: Mike Maurer [mike.maurer47@gmail.com]
Sent: Tuesday, December 09, 2014 4:25 PM
To: Adam Mengel
Subject: PALNNING 7 DEVELOPMENT BOARD MEETING - DECEMBER 9, 2015

Mr Mengel,

I am forwarding the comments I will make at this evenings Planning & Development Board meeting so they become part of the public record.

Mike Maurer
47 Northshore Dr
Palm Coast, FL 32137

COMMENTS TO THE FLAGLER COUNTY PLANNING & DEVELOPMENT BOARD – DECEMBER 9, 2015

I OPPOSED THE PREVIOUS APPLICATION & NOW FULLY SUPPORT THIS PROPOSAL

- I PARTICIPATED IN FIRST MEETING WITH ADAM MENGEL AFTER WE “DISCOVERED” AN APPLICATION HAD BEEN MADE WITHOUT ANY RESIDENT/MEMBER KNOWLEDGE.
- THAT APPLICATION WAS FOR A “BLANK CHECK” FOR 1147 “UNITS” – AMENDED DOWN TO 561 UNITS – THERE WAS NO PLAN & NO COMMUNITY INVOLVEMENT . . . THERE WAS NOTHING TO EVALUATE, & THEREFORE NOTHING TO SUPPORT.
- PREM ADDRESSED THE COUNTY COMMISSIONERS WHEN THE DRI WAS DEEMED “ESSENTILALLY BUILT OUT” – HE SUPPORTED THE CLOSING OF THE DRI & COMMITTED AT THAT TIME TO WORK WITH THE COMMUNITY SHOULD FUTURE DEVELOPMENT BE DESIRED/WARRANTED
- HE DID JUST WHAT HE SAID HE WOULD DO. THERE WAS SERIES OF SEVERAL MEETINGS WITH REPRESENTATIVES OF ALL OF THE IMPACTED PROPERTY OWNER ASSOCIATIONS & “TOWN HALL MEETINGS” WITH LARGE GROUPS OF RESIDENT-MEMBERS.
- THE PLAN WAS CHANGED SEVERAL TIMES AS A RESULT OF INPUT FROM THESE MEETINGS
- NET, THIS TIME I KNOW – AND THE OTHER RESIDENTS OF THE COMMUNITY KNOW – EXACLTY WHAT IS BEING PROPOSED – AND IT’S BEING PROPOSED BY AN OPERATOR – A COMPANY & MANAGEMENT TEAM WITH EXPERIENCE DEVELOPING AND RUNNING TOP NOTCH PROPERTIES.

WE ALL NEED THIS INVESTMENT IN OUR COMMUNITY

- HAMMOCK BEACH CLUB IS A RESORT, NOT A PRIVATE, MEMBER-OWNED CLUB.
- WE DEPEND ON RESORT REVENUE TO SUBSIDIZE THE COST OF THE AMENITIES & SERVICE WE ENJOY.
- MEMBER DUES CAN’T COME CLOSE TO PAYING FOR ALL THE CLUB OFFERS – WE NEED A HEALTHY RESORT BUSINESS IF WE EXPECT WHAT WE HAVE TO CONTINUE.
- THE RESORT IS IN DECLINE - SLOWLY LOSING MEMBERSHIPS AND CORPORATE GROUP BUSINESS.
- COMPETITORS IN THE REGION HAVE UNDERGONE MAJOR CAPITAL IMPROVEMENTS TO ATTRACT NEW MEMBERS AND IMPORTANT MID-WEEK CORPORATE BUSINESS MEETINGS AND WE ARE LOSING GROUND TO THESE COMPETITORS
- WITHOUT A MAJOR CAPITAL INFUSION TO RE-INVIGORATE HAMMOCK BEACH, WE’LL SEE STEADY EROSION IN THE QUALITY OF THE ASSETS OF THE CLUB AND THE LEVEL OF THE AMENITIES AND SERVICES PROVIDED. THIS EROSION WILL ULTIMATELY HAVE A NEGATIVE IMPACT PROPERTY VALUES & EMPLOYMENT.
- THE PROJECT IS A MUCH NEEDED “SHOT IN THE ARM” FOR THE EMPLOYMENT RATE IN FLAGLER COUNTY AND PROJECTED SPENDING ACROSS FLAGLER COUNTY BUSINESSES - ESTIMATED TO BE \$55 MILLION IN THE FIRST 5 YEARS.

IT’S IMPOSSIBLE TO GET EVERYONE TO AGREE MOST ANYTHING

- ROLE OF COUNTY LEADERS IS TO LISTEN & EVALUATE AND THEN MAKE A DECISION - ONE THAT IS IN THE BEST INTEREST OF THE MAJORITY OF PEOPLE THEY SERVE
- THE PROJECT HAS WATER; A TRAFFIC STUDY WAS COMPLETED WHEN 561 UNITS WERE BEING PROPOSED WITH NO PROBLEMS IDENTIFIED - DITTO FOR THE DUNES BRIDGE; NEW LANDSCAPING WILL BE AN ASTHETIC IMPROVEMENT; COUNTY STAFF HAS DETERMINED PARKING IS SUFFICIENT; AND THE HB COMMUNITY OVERWHELMINGLY SUPPORTS THE PROJECT.
- WE ALL REMEMBER THE FIGHT TO STOP THE "BLANK CHECK" APPROVAL OF ADDITIONAL UNITS - AND THE COURT PROCEEDINGS THAT RESULTED. I'D LIKE TO CALL YOUR ATTENTION TO TWO THINGS IN TODAY'S MEETING PACKET (PHARAPHRASING BOTH)
 1. ACCORDING TO MR HADEED'S FILE MEMO - COURT PROCEEDINGS AT THAT TIME DID NOT FORBID FUTURE DEVELOPMENT BUT REQUURED THE APPLICANT TO SHOW ITS PROPOSED PLAN IS CONSISTENT WITH THE COUNTY'S COMPREHNSIVE PLAN & DEMONSTRATE THAT ITS PROPOSAL COMPLIES WITH THE COUNTY LAND DEVELOPMENT CODE.
 2. IN SECTION IX OF STAFF REPORT - STAFF RECOMMENDS THAT THE PLANNING & DEVELOPMENT BOARD RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF THE APPLICATION . . . FINDING THAT THE REQUESTED CHANGE IS CONSISTENT WITH THE COMPHRENSIVE PLAN, THE LAND DEVELOPMENT CODE, AND THE RESPECTIVE PLATS AND PLAT ADDENDA FOR OCEAN HAMMOCK GOLF COURSE AND NORTHSHORE PLAT FIVE.

I URGE YOU TO PLEASE MOVE THIS APPLICION TO THE COUNTY COMMISSIONERS WITH YOUR RECOMMENDATION.

MIKE MAURER
 47 NORTHSHORE DR.
 PALM COAST, FL

Adam Mengel

From: markaug@comcast.net
Sent: Tuesday, December 09, 2014 5:47 PM
To: Adam Mengel
Subject: Building proposal

To Whom it May Concern,

I am an owner in the main building of Ocean Hammock Resort. I would like to adamantly state that I am very much against the Salamander proposal to construct a new hotel. This building will obstruct my ocean view and significantly reduce the value of my condo. This proposal was not disclosed to me at purchase and should it proceed, I may be forced to seek legal recourse.

Thank you for your attention to this matter,
Mark Augspurger

Sent from XFINITY Connect Mobile App



HOME OF THE WORLD'S MOST FAMOUS BEACH

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Flagler planning board denies "Lodge" rezoning

By *Julie Murphy*

julie.murphy@news-jrn.com

Published: Tuesday, December 9, 2014 at 10:56 p.m.

BUNNELL — Residents of the Hammock spoke out both for and against a proposal for a new \$72 million lodge and conference center at the Club at Hammock Beach.

It was a packed house at Tuesday's Flagler County Planning and Development Board meeting. Those in favor of the proposal didn't wear their hearts on their sleeves but on their chests with T-shirts printed with "YES" in blue and the Hammock Beach resort logo.

Attorney Michael Chiumento spoke at length on behalf of residents opposed to the plan that 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 within the footprint of the building called "The Lodge."

Procedural problems plague the plan, Chiumento said.

During a nearly five-hour meeting, the board agreed and approved a motion to deny reclassifying the property that would have allowed the plan to move forward with a 3-to-2 vote. Michael Boyd and Pam Richardson cast dissenting votes; Robert Dickinson and Lauren Kornel were absent at the time of the vote.

Boyd, a lifelong resident, called out opponents who claim a concern for the environment after moving to an area where a large swath had to be cleared for construction, displacing scrub jays, bear, panther and other wildlife.

"It strikes me odd that once people are here and have a place to live that they are concerned about the environment," Boyd said.

It's futile "to close the door behind us," board member Thad Crowe said about change and growth, but took issue with the proposal.

"Ultimately it will come down to a few core issues," he said. "This lodge has morphed into a hotel, which was a club with a restaurant."

Crowe defended Old Salt Park as members of the developers team referred to it as a parking lot.

"The beach is the park," he said. "The parking lot is the access to the beach."

Additionally, Crowe said a hotel would limit beach access for the public.

"It's a slap in the face to all those people who have worked hard to hang onto the rural pristine area," he said.

Richardson spoke from the heart and said all she could do was express her opinion. She said she couldn't fault a business for trying to make improvements to better the

county.

"I was at Old Salt Park today and no one was there. No one is ever there," she said. "If we don't do something, we all will perish."

Prem Devadas, president of Salamander management company for The Lodge that petitioned for the change, said comparing a 2011 plan that was shot down with the current proposal was illogical.

"The comparison between what happened in 2011 and today is night and day. We've been very specific," he said. "We've been engaged with the community and we won't stop doing that."

Though the board is not recommending approval, the proposal will go before the Flagler County Commission. Planning Director Adam Mengel said it will likely be on the Jan. 12 agenda.

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