

Adam Mengel

From: Ron Boyce [rjb126@aol.com]
Sent: Monday, December 01, 2014 11:35 AM
To: tcrowe6@cfl.rr.com
Cc: Adam Mengel
Subject: Hello

Thad,

Is a PUD a mixed use of different zoning categories? One area designated recreational while another area may be commercial.

I am looking at it as a mix of all zoning categories but with each zoning segment separate from one another.

In other words each plat within the PUD was designated as a certain type of zoning designation.

If we look at the whole Ocean Hammock community the area designated for single family dwellings is completely separate from the area designated for multi family use in the PUD where the villas are located.

Could a villa be built in a area zoned single family in a PUD? If the answer is no then why can multi families occupy a single family homes?

I know you are a planning expert. I have just one more question. What is the definition in zoning of a single family community?

When I look up the definition it states permanent use. Is that correct?

Thank you,

Ron Boyce

Sent from my iPad

Adam Mengel

From: Charles Prellwitz [cprell12@gmail.com]
Sent: Monday, December 01, 2014 11:47 AM
To: Michael Duggins; Michael Boyd; Russell Reinke; Lauren Kornel; Thad Crowe; Robert Dickinson; Pam Richardson
Cc: Adam Mengel; Maryann & Mike Maurer
Subject: Grow the Hammock but with Preservation!
Attachments: pastedGraphic.pdf; pastedGraphic_1.pdf; pastedGraphic_2.pdf

Dear Members,

We live in the Hammock and are in favor the Lodge Project as it is called. We view this as an expansion of the existing facility with little if any change in footprint. The project benefits the County and the Hammock in several ways and in our opinion 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?) Flagler needs more hotel rooms to attract visitors.

The residents within Ocean Hammock for the most part favor the project. Yes there are a few residents and/or community groups who are opposed. Some of which are quite vocal. They have presented their objections, but have not really presented anything that could be considered a compromise, nor have they acknowledged the openness and willingness to amend/change on the part of Salamander. For the most part the rhetoric has been emotional with minimal attention to fact, and has been a total rejection of any planned growth. We are certain you will hear this type of discussion during the Planning and Development Board meeting on Dec 9th. **Please remove their emotionally toned words and listen to the actual facts.**

We believe there is little impact and that Salamander is aware of the surroundings and the need to **Preserve the Hammock**. Salamander was recently named LEED certified by the U/S. Green Building Council and they have worked with barrier islands. They have been transparent, met with all stakeholders, and have modified plans according to the feedback they received.

We now refer you to parts of the presentation Adam Mengel set forth at the initial review by the Planning and Development Board in October. This we feel is quite objective and is the lynch pin to understand the scope of the project and the impact to and history this area.

You will hear " They will remove 1,400+ trees" . Yes trees will be removed but they are not the large oaks and are trees the developer planted. Review Adam's comments pertaining to the primary historic cover and use of this area of the Hammock. Does not 1,400 in an acre and 1/4 sound like a lot of trees. Ask yourself, how many were removed for Hammock Dunes Parkway? Now one of the most beautiful roads in the Hammock.

Please see the 1989 picture of Old Salt Park as well as the overlay of Old Salt Park against the existing Lodge footprint. Old Salt Park shows as basically a barren parking lot and about twice the size of the Lodge Area. **Ask How Many Trees We Removed for Old Salt Park ?** Is not the present landscaping that has been done on both Hammock Dunes Parkway and 16th road more appealing?

You will hear "They are building on or putting golf paths on the Dunes". **Please Look at the Plans**, most of the cart path is on what was lawn in front of the current lodge. We did not see any such encroachment. Furthermore we understand the Dunes are protected by Federal Law and DEP. Salamander stated they were aware of this and will make changes if DEP requires modifications to the plan before granting approval. The plan cannot move forward without DEP approval. **Salamander offered to move the proposed buildings 15 feet west further away from the dunes, regardless of whether this was required by DEP but Scenic A1A did not accept this compromise.**

You will hear "This creates traffic nightmares". **We live here and there are few traffic issues.** Yes, like anywhere(think about Palm Coast Parkway or the turn in at WalMart), there can be peak traffic periods but the congestion is generally temporary. The additional 178 rooms will have a slight impact to the overall traffic. Not all visitors will arrive at the same time. They come with multiple persons in a vehicle or in the case of conference guests by bus and many stay on-site for their full stay and previous traffic. Although a traffic study was done in 2011, the opponents feel it was not done at the busy times. **Again, at the last A1A meeting, Salamander offered to have the study revised IF the County asked for it. No comment from A1A.**

You will hear " There is not enough parking" **This is a "they said you said" scenario.** What we do know is there are times that we as residents may feel there is a shortage but if we are honest, it is not a shortage of a space but rather a space near the buildings. Let each side sit down with a member or members of your the Planning & Development Board and actually count or show where the parking is sufficient or insufficient as the case may be.

Too many people!, not enough beach! Local residents cannot access the beach! These are a few of the loud complaints we hear. **Again, Salamander offered to make the 16 St overflow parking lot smaller and open it to the public for beach goers during the day. Again no comment from A1A.**

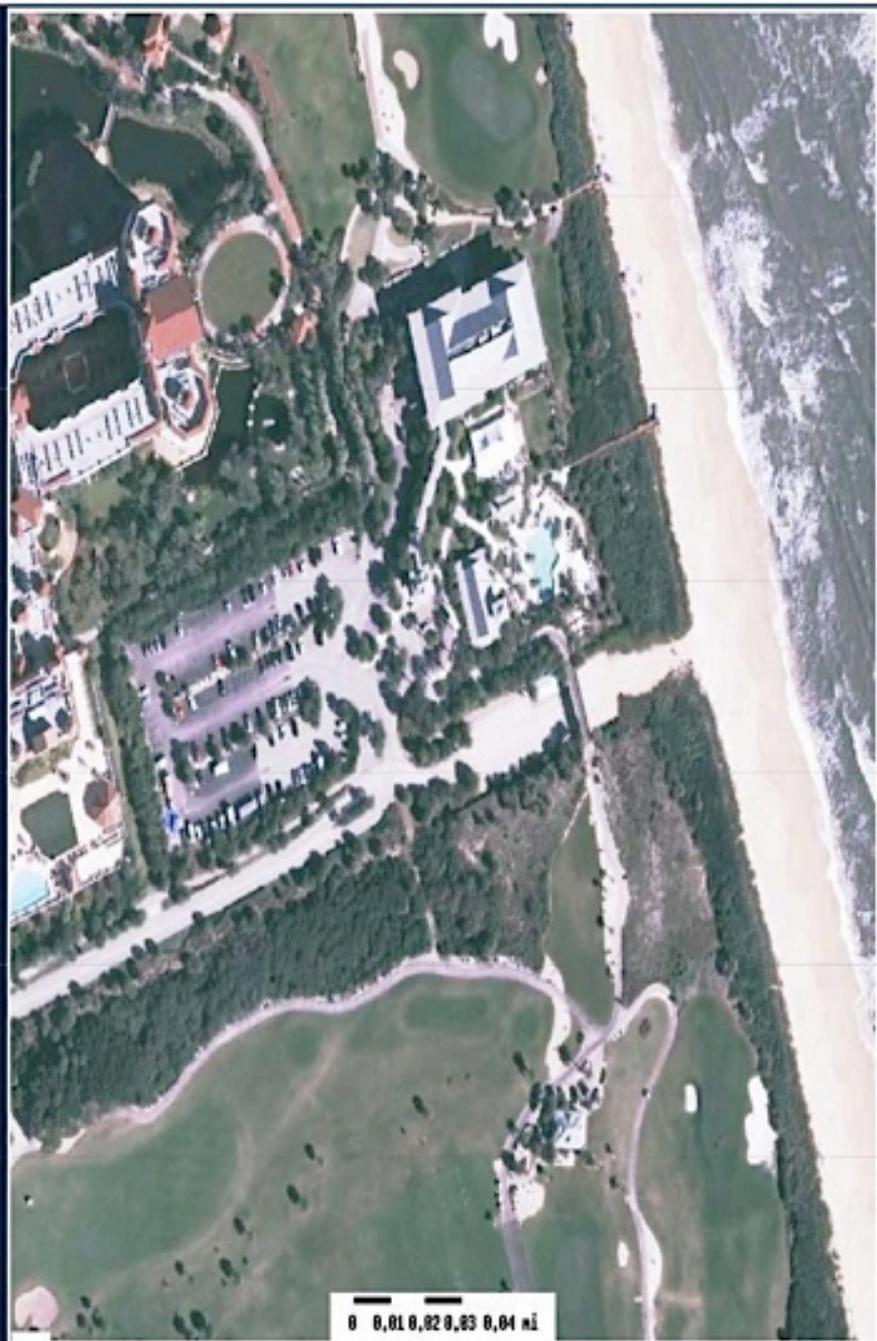
We felt after attending all the A1A and HCC meetings, that this was a one way monologue, not a two way dialogue trying to reach an acceptable compromise.

We felt that at the last A1A meeting, Salamander came back with many modifications and compromises but with little input or compromise from the other side.

In closing. Please be objective and view the facts. This is a viable project for all parties. Do you really think that Salamander would spend \$70 million and then scrimp on landscaping or negatively impact the Hammock? It is the beauty of the Hammock that will attract visitors to their facility. Why would they do anything to damage the Goose that is Laying the Golden Egg?

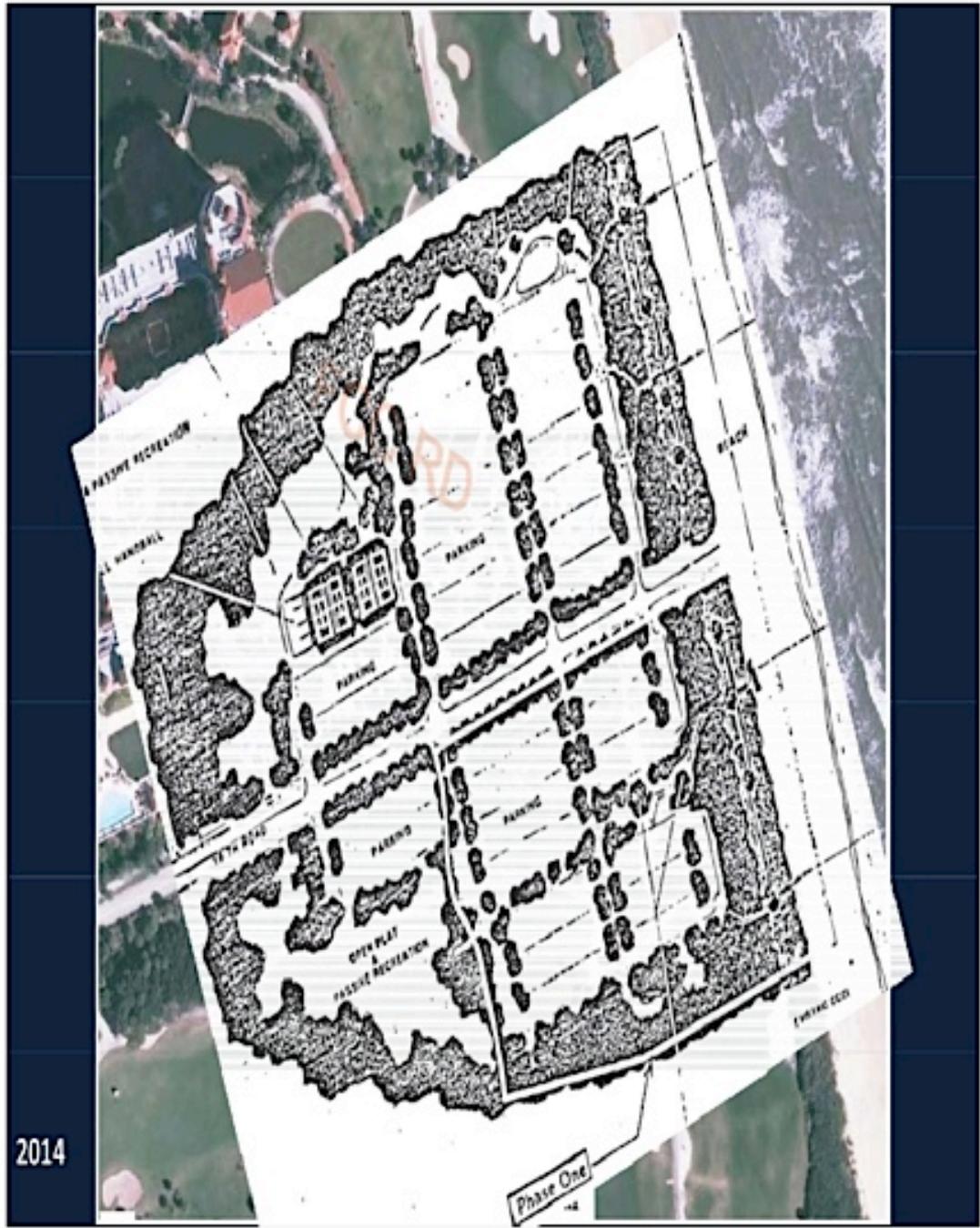
Respectfully

Charles and Jeanette Prellwitz
31 Hammock Beach Parkway
cprell12@gmail.com



2014

0 0.01 0.02 0.03 0.04 mi



2014

Phase One



1989

Adam Mengel

From: tcrowe6@cfi.rr.com
Sent: Monday, December 01, 2014 11:52 AM
To: Ron Boyce
Cc: Adam Mengel
Subject: Re: Hello

Hi Ron - I (and you and other folks) may have opinions but Adam is the guy who interprets the land development code officially. So what I say may be off-base, depending on how the code is interpreted. I believe that platting should only be concerned with lot layout, and the use should relate directly to the zoning. A PUD like this one provides some flexibility, but yes, when there are defined single-family areas, they are reserved for single-family use. This is a complex PUD and Adam is much more able to speak to it - I say this also because the Planning Board is for the first time involved with Ocean Hammock zoning issues, which in the past were reserved solely for the deliberation of the County Commission. Adam, you can correct me on any of this if I am wrong.

Thad

----- Ron Boyce <rjbl126@aol.com> wrote:

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> Thank you,
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> Sent from my iPad

Adam Mengel

From: Ronald Boyce [rjbl126@aol.com]
Sent: Monday, December 01, 2014 12:17 PM
To: tcrowe6@cfl.rr.com
Cc: Adam Mengel
Subject: Re: Hello

Thank you Thad. I hope Adam will clarify. It really amazes me how the past county commission would allow a use in contradiction to a define zoning. I am hopeful that the present commission will see fit to allow the planing board to define zoning properly. Have a nice holiday,

Ron

On Dec 1, 2014, at 11:51 AM, <tcrowe6@cfl.rr.com> <tcrowe6@cfl.rr.com> wrote:

> Hi Ron - I (and you and other folks) may have opinions but Adam is the guy who interprets the land development code officially. So what I say may be off-base, depending on how the code is interpreted. I believe that platting should only be concerned with lot layout, and the use should relate directly to the zoning. A PUD like this one provides some flexibility, but yes, when there are defined single-family areas, they are reserved for single-family use. This is a complex PUD and Adam is much more able to speak to it - I say this also because the Planning Board is for the first time involved with Ocean Hammock zoning issues, which in the past were reserved solely for the deliberation of the County Commission. Adam, you can correct me on any of this if I am wrong.

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>> Ron Boyce

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Adam Mengel

From: Spencer Heine [spheine@aol.com]
Sent: Monday, December 01, 2014 2:28 PM
To: Adam Mengel
Subject: Fwd: Salamander Hospitality LLC Application 2962

Mr Mengel:
I sent the below e-mail to the wrong address.
Thanks
Spencer Heine

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

From: Spencer Heine <spheine@aol.com>
To: mboyd <mboyd@bellsouth.net>; crowet6 <crowet6@gmail.com>; dickinsonci <dickinsonci@aol.com>; Coryi62 <Coryi62@earthlink.net>; laureenkornel <laureenkornel@hotmail.com>; rreinke <rreinke@aol.com>; pam4houses <pam4houses@gmail.com>
Cc: amengle <amengle@flaglercounty.org>
Sent: Mon, Dec 1, 2014 12:56 pm
Subject: Salamander Hospitality LLC Application 2962

Dear Members Planning and Development Board:

As an owner in the Hammock Beach Club Condominium I strongly oppose the above application which would amend the Planned Unit Development Site and permit the construction of a new 198 room hotel and conference facility, This new construction would replace the small Lodge Building with two new buildings totaling 171,000 square feet of space.

For any number of reasons this application should be summarily rejected. Many of the same legal objections have been hashed out previously and found to be valid. From an environmental and aesthetic point of view the proposal would be a disaster. The equities are clearly on the side of condo owners. When the original owners bought representations were made orally and in print that no further ocean front construction would be made.

There have been points raised that job creation should be a sufficient reason for the construction to be permitted. Job creation is obviously extremely important. However, there are clearly alternatives to create jobs in a manner that doesn't fly in the face of the clear prohibitions of this project. The reality is that the proposed project is designed for one reason only: to enhance value to the two parties of financial interest: Salamander and Lubert/Adler. This enhancement of value would be at the expense of existing owners,

Thank you.
Spencer Heine

Adam Mengel

From: Barbara Propis [bcpropis@gmail.com]
Sent: Thursday, December 04, 2014 7:38 PM
To: Adam Mengel; mboyd@bellsouth.net; dickinsonci@aol.com; crowe6@gmail.com; coryi62@earthlink.net; aureenkornel@hotmail.com; rreinke@aol.com, pam4houses@gmail.com; aureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com> >
Subject: Salamander Application #2926

> Planning & Development Board Members:

> Mr. Michael C. Boyd
> Mr. Thad Crowe
> Mr. Robert Dickinson
> Mr. Michael Duggins
> Ms. Laureen Kornel
> Mr. Russell R. Reinke
> Ms. Pam Richardson

>
> County Staff Liaison
> Mr. Adam Mengle

>
> While I have attended most previous meetings regarding the Lodge proposal, I will be unable to attend the upcoming meeting in December, but wanted to make sure my voice is heard.

> As a Flagler County property owner, full time resident of Ocean

> Hammock, and a full golf member of Hammock Beach, I am very much in support of the Salamander Proposal for the new Lodge project. The current proposal has been developed in a thoughtful, transparent manner with much community input. In my opinion it will enhance property values, protect and enhance HB Club facilities, create more employment opportunities, and increase tax revenues for the county. All the while being built by a company that is sensitive to environmental concerns as it has already shown with such undertakings as The Sanctuary at Kiawah Island, and The Salamander Resort & Spa in Middleburg, Va.

> A clear win win for everyone!

> Please vote to support this project!

> Sincerely,

>

> Barbara C. Propis

Adam Mengel

From: Christie L. Mayer
Sent: Tuesday, December 02, 2014 1:50 PM
To: COMMISSIONERS; Sally A. Sherman; Adam Mengel; Albert J. Hadeed
Cc: Craig Coffey; Luci Dance; Jan G. Carter; Sean Moylan
Subject: Salamander project letter
Attachments: Vitrano letter 120214 ref Salamander project.pdf

Commissioners -- Mr. Coffey asked that I provide you with an electronic copy of the attached letter received today from Mr. Vincent Vitrano.

I apologize in advance for the lack in the clarity of the photos as the package was faxed to our office, which somewhat distorts photos and drawings.

Adam -- Mr. Coffey asked that you forward this package to the planning board members electronically as well as maintain for the record.

Thank you,

Christie L. Mayer, CPS/CAP
Exec. Admin. Assist. to County Administrator
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110
Phone (386) 313-4094



CHCHRISTIE L. MAYER, CPA/CAP
EXECUTIVE ADMINISTRATIVE ASSISTANT
TO: COUNTY ADMINISTRATOR , MR. CRAIG COFFEY

DEAR MS. CHRISTIE:

PLEASE DISTRIBUTE THIS FAX TO:

CRAIG COFFEY

AL HADEED

ADAM MENGEL

PLANNING BOARD MEMBERS, CHAIRMAN RUSS REINKE, VICE CHAIRMAN, THAD CROWE, MICHAEL BOYD, ROBERT DICKINSEN, MICHAEL DUGGINS, LAUREN KORNEL, PAM RICHARDSON.

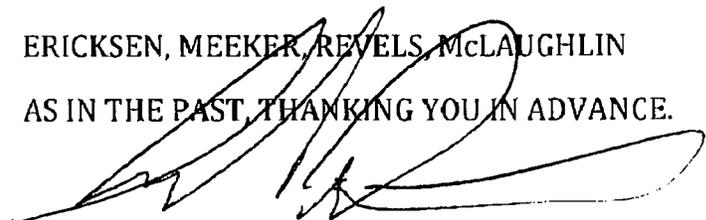
BOARD OF COUNTY COMMISSIONS:

CHAIRMAN: GEORGE HANNS

COMMISSIONERS:

ERICKSEN, MEEKER, REVELS, McLAUGHLIN

AS IN THE PAST, THANKING YOU IN ADVANCE.



VINCENT B. VITRANO

56 OAKVIEW CIRCLE WEST

PALM COAST, FL 32137-3381

MY NAME IS VINCENT B. VITRANO, AND I LIVE AT 56 OAKVIEW CIRCLE WEST, HAMMOCK BEACH.

"HISTORY, AND PRECEDENT"

I AM HERE TO ASK YOU COMMISSIONERS, TO APPROVE THE SALAMANDER LODGE PROJECT, APPLICATION #2926

REQUEST TO ADD AN ADDITIONAL 178 HOTEL TYPE ROOMS, BECAUSE IT IS REPLACING A MIXED USE BUILDING, THAT HAS TWENTY HOTEL TYPE ROOMS, MEETING ROOMS, RESTAURANT, AND BAR, GOLF SHOP, MEN AND LADIES LOCKER ROOMS, WILL BE CONSTRUCTED WITHIN THE FOOTPRINT, OF THIS CURRENT LODGE BUILDING, IT WILL ALSO HAVE ADDITIONAL ROOMS, AND AMENITIES FOR ITS MEMBERS, WHY IS THAT VITAL? IT IS VITAL BECAUSE THE COMMUNITY IS IN COMPETITION, WITH OTHER MAJOR TYPE HYBRID COMMUNITIES.

A HOTEL ON THE BEACH IS, NOT NEW FOR FLAGLER COUNTY, ITT WHICH OWNED SHERATON HOTELS, BUILT A 132 LUXURY HOTEL ON EIGHT (8) BEAUTIFULLY LANDSCAPED ACRES IN A TROPICAL PARADISE, WITHIN STEPS OF THE ATLANTIC OCEAN. IT OPENED IN FEBRUARY 1973. IT WAS CALLED "SHERATON PALM COAST INN. IN WHAT IS NOW KNOWN AS THE HAMMOCK DUNES COMMUNITY. WHEN I MENTIONED THAT FACT, AT THE SCENIC A1A MEETING, THE CHAIRWOMEN, ANNE WILSON, SAID YES, "I WORKED THERE." (PICTURE'S INCLUDED).

WHEN THE CENTEX COMPANY, BUILT THE CINNAMON BEACH COMMUNITY, THEY BUILT ELEVEN BUILDINGS, WITH TWENTYFIVE UNITS IN EACH BUILDING.

THERE ARE LESS THAN EIGHT PERMANENT RESIDENTS LIVING IN THOSE BUILDINGS, AND MOST OF THE OTHERS ARE RENTED OUT DAILY, WEEKLY BY COMPANIES LIKE VACATION PROS, AND I LIKEN IT TO "THE DUCK STORY", IF IT LOOKS LIKE A DUCK, AND WALKS LIKE A DUCK, AND TALKS LIKE A DUCK, IT IS A DUCK, THAT IS WHAT THOSE BUILDINGS ARE. A CONDO/HOTEL.

ITT PURCHASED PROPERTIES IN THE HAMMOCK, SOLD THEM AND LEFT

BOBBY GINN PURCHASED PROPERTIES IN OCEAN HAMMOCK COMMUNITIES, AND SOLD THEM, AND LEFT

CENTEX PURCHASED PROPERTIES IN OCEAN HAMMOCK, SOLD THEM, AND LEFT.

THE SALAMANDER COMPANY IS PROPOSING IMPROVEMENTS, TO ENHANCE THE "THE JEWEL OF FLAGLER COUNTY", IN THE OCEAN HAMMOCK PROPERTY COMMUNITY, DEVELOPED BY OTHERS FOR THE BETTERMENT OF THIS COMMUNITY, TO A 72 MILLION DOLLAR PROJECT, AT NO COST TO THE COUNTY, OR TAXPAYERS.

ASK YOURSELVES THIS QUESTION? DO YOU THINK THAT SOMETIME IN THE FUTURE, A COMPANY WILL COME DOWN HERE TO FLAGLER COUNTY TO INVEST, OR ENHANCE A PROPERTY IN THE COUNTY, WHEN THEY CAN INVEST IT IN CITIES THAT HAVE A LARGER POPULATION? THINK ABOUT THAT? WHO WILL COME AFTER THEM, IF THIS PROJECT IS DENIED. THE SLEEPING LION IS WAKING UP, AND IS ROARING, TO AN OVERWHELMING SUPPORT OF THIS PROJECT BY THE RESIDENTS OF OUR COMMUNITY. STAY TUNED!!!

FLAGLER COUNTY WILL SPEND 1.5 MILLION DOLLARS TO ATTRACT TOURISTS, THIS PROJECT WILL ATTRACT CORPORATIONS, WHOSE EXECUTIVES WILL WITNESS, WHAT THE RESORT HAS TO OFFER, AND SEE THIS AREA AS A PROSPECT, OF BRINGING THEIR FAMILIES HERE FOR VACATIONS, AND MAYBE TO LIVE HERE, AT NO EXPENSE TO THE COUNTY. IN FACT I BELIEVE THE FINANCIAL GAIN FOR THE COUNTY. IT IS WELL DOCUMENTED IN THEIR APPLICATION.

AT THE LAST PLANNING BOARD MEETING, IT WAS MENTIONED THAT THEY ARE INVESTING IN THE PROJECT TO MAKE A PROFIT. THAT IS WHAT BUSINESS IS ALL ABOUT, MAKING AN INVESTMENT, AND TAKING A RISK, TO POTENCIALY MAKE A PROFIT, AND NO GUARANTEE FOR SUCCESS? I LEAVE YOU WITH THESE WORDS.

INCLUDED IN THE PACKET, I SENT TO CHRISTIE L. MAYER, CPS/CPO, IS A COPY, FOR DISTRIBUTION, IS OF AN ARTICLE THAT WAS IN THE DAYTONA BEACH NEWS-JOURNAL ON NOVEMBER 12, WHICH STATED: "STUDY ALMOST HALF OF FLAGLER FAMILIES STRUGGLE TO STAY AFLOAT" MEDIAN HOUSEHOLD INCOME, \$ 42,856, POVERTY RATE, 12% OF HOUSEHOLDS, THAT EARN MORE THAN THE U.S. POVERTY LEVEL, BUT LESS THAN THE BASIC COST OF LIVING, 29%. THIS PROJECT WILL RAISE, NOT ONLY THE MEDIAN INCOME OF FLAGLER, DECREASE THE POVERTY LEVEL IN FLAGLER COUNTY

"PRECEDENT", WEBSTERS DICTIONARY DIFINE'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"

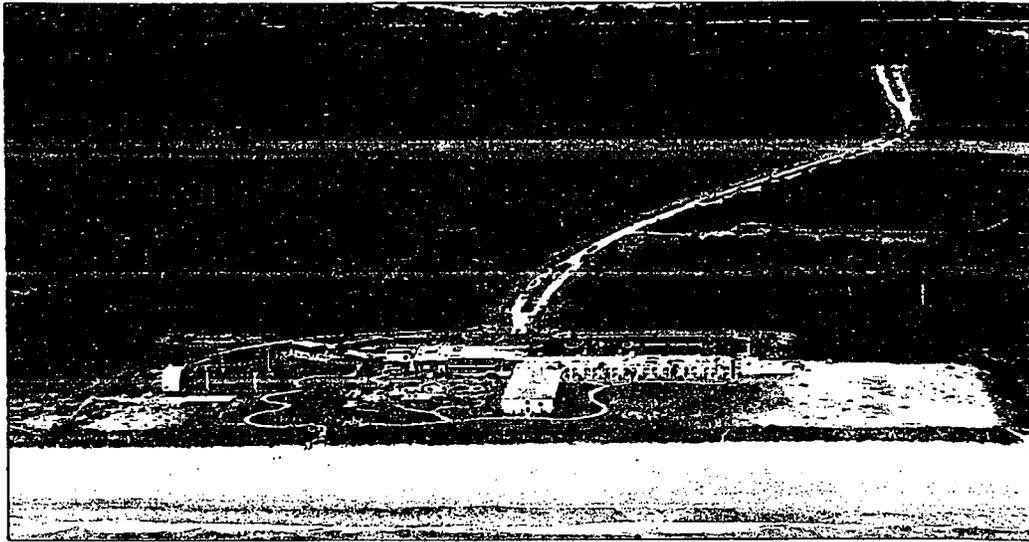
"IT EXISTS IN CINNAMON BEACH."

AND SHOULD BE APPROVED, TO BE BUILT IN THE HAMMOCK BEACH RESORT.

THANK YOU.



17, more than
 ad-raiser for the
 sociation's Palm
 rothea Griffin,
 ner; (back row)
 Anita Rusche,



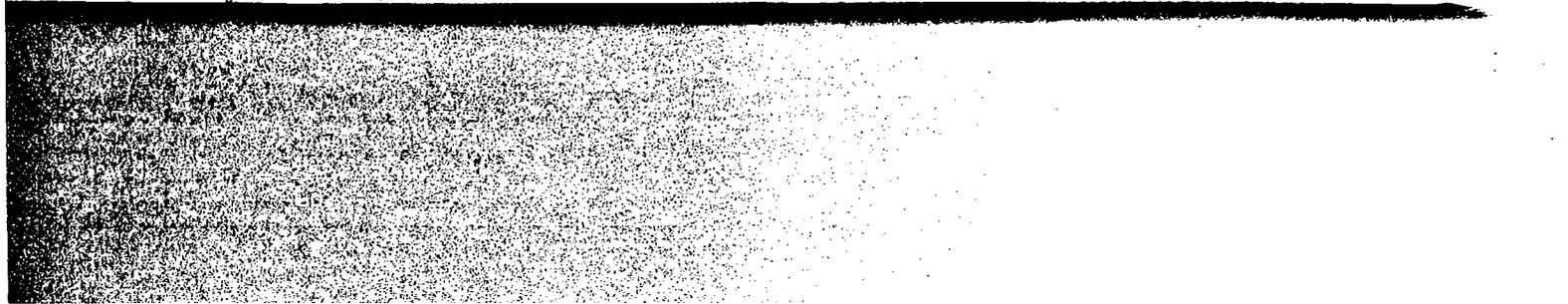
SHERATON PALM COAST INN, FEBRUARY 1973. With the opening of a 132-room luxury motel on eight beautifully landscaped acres in a tropical paradise right on the Atlantic Ocean, another jewel was added to the crown of promises made by ITT regarding the Palm Coast community. The inn was located at the end of a scenic drive to the ocean from a gated entrance on route A1A and stood at the present location of the Hammock Dunes Club House.



**SHERATON
 PALM COAST INN**
 Palm Coast, Florida

FRONT ENTRANCE. The Sheraton by the Ocean was built in a Spanish Mission architectural style with a canopied entrance and liberal use of coquina rock. The inn also had a fine dining room that seated approximately 120 people and overlooked the reflecting pools, waterfalls, dunes, beach, and ocean. A banquet room, lounge, bar, and gift shop rounded out the well-planned design for easy living to show off the Florida lifestyle to impress prospective Northern buyers with the desirability of settling in Palm Coast.

*From
 House of
 Coastal Palm
 Coast
 Anita C. Rusche
 To present
 Veterans Home
 this 29
 East Orange*





FOUR PALM COAST RESIDENTS REMEMBER THE OLD SHERATON. JANICE BRINK. ITT's primary use for the luxury motel by the ocean was to accommodate and impress prospective buyers of home sites in Palm Coast. Most early purchasers came to the area in the following manner: They saw an advertisement in northern, urban, area media markets to call a local ITT "outside representative" to arrange a presentation showing the Palm Coast offering. Janice Brink is shown here holding a well-worn map of property available for sale. She and husband Spencer sold real estate in Fairfax, Virginia, in 1986. Reasons given to consider purchase were listed as lowest interest rates in years (1986), excellent growth and development in the community, no state income tax, outstanding rental market, and the finest amenities, including golf, tennis, boating, and fishing. At the presentation they offered their clients a weekend with a fully guided tour including round trip air transportation, two nights at the Sheraton, two breakfasts, and two dinners for \$129 per person.

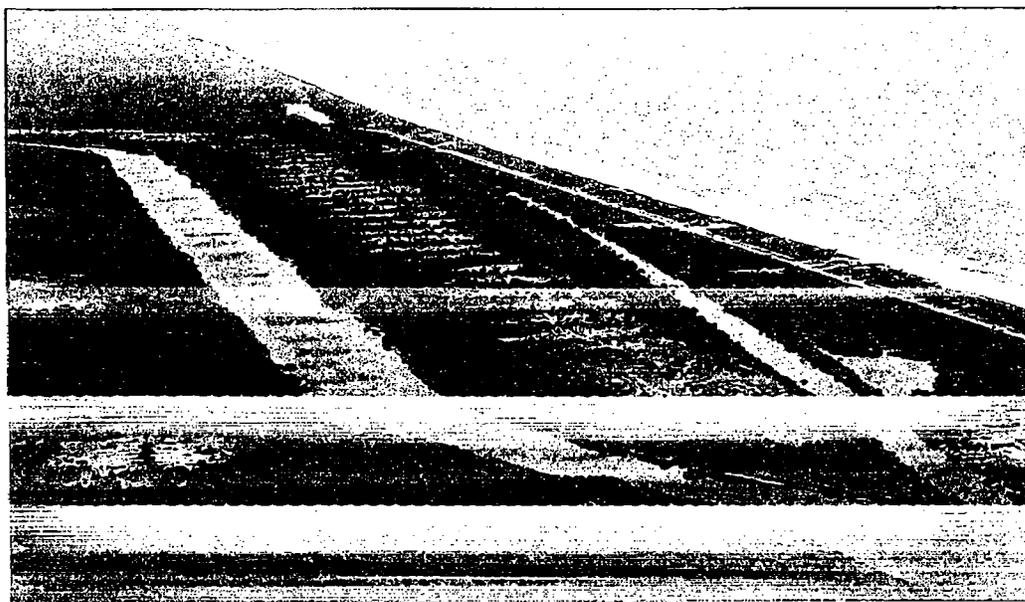


CLAIRE AND JIM SHEEKEY. The couple poses by the entrance to the first Sheraton.

as wood
coquina
ing pools

sea air,
lose to
licans,
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hed to

BIKE PATHS THROUGHOUT COMMUNITY, 1988. Concrete paths were built to connect shopping areas and activity centers with every developed neighborhood in Palm Coast. Today the paths interlace the entire community for use by pedestrians, bikers, and carts. They are tied into an elaborate system making the A1A coastal corridor available from one end of Flagler County to the other.



HAMMOCK DUNES PREPARATION. The ICOC Admiral Corporation had been doing environmental studies and planning the area shown above since the early 1980s. As shown here, the Island Estates area between the old unused East Coast Canal and today's International Waterway has just been cleared before development. The area shown is part of the longest area of undeveloped coastline in Florida. ITT Subsidiary ICDC took great care in the environmental design for the area and its golf course.



CLAIRE AND JIM SHEEKEY. Shown here outside their Sheraton room are these early Palm Coast residents. The hotel interior was designed to give visitors the Florida "feel" with three six-foot sea shell chandeliers in the lobby, rattan furniture throughout, and white stucco walls with sky blue ceilings in the rooms. Claire and Jim are active members of the City of Palm Coast Historical Society.



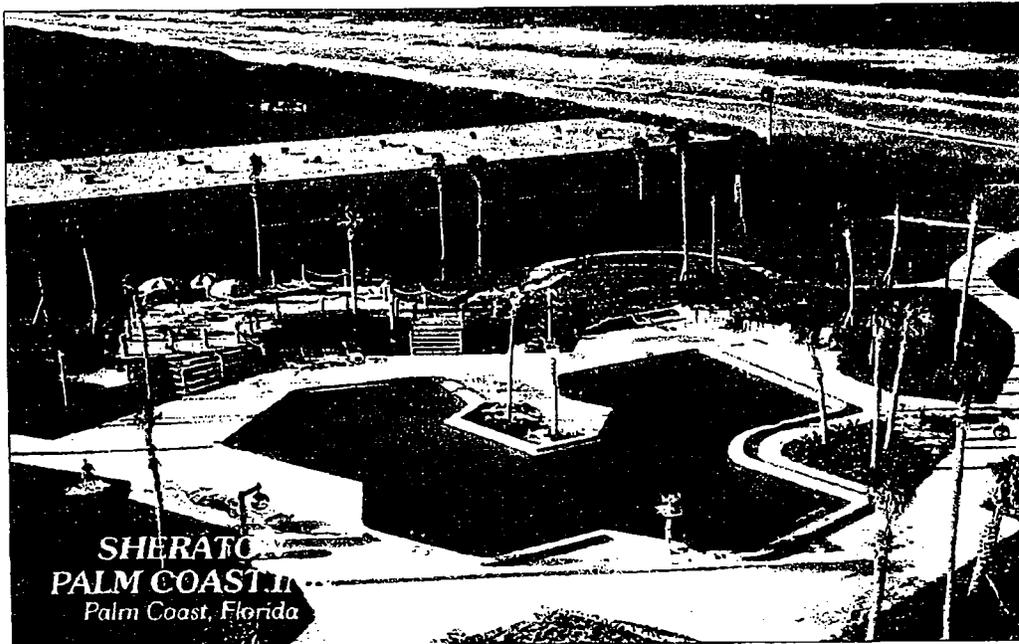
THE LO MONACO FAMILY. Al and Vinnie and their children Linda, Gerard, and Donna are pictured enjoying the pool and the outside environment. In the evening, extensive outdoor lighting helped create another Florida magic atmosphere. They presently enjoy living and swimming in the Grand Haven Community.



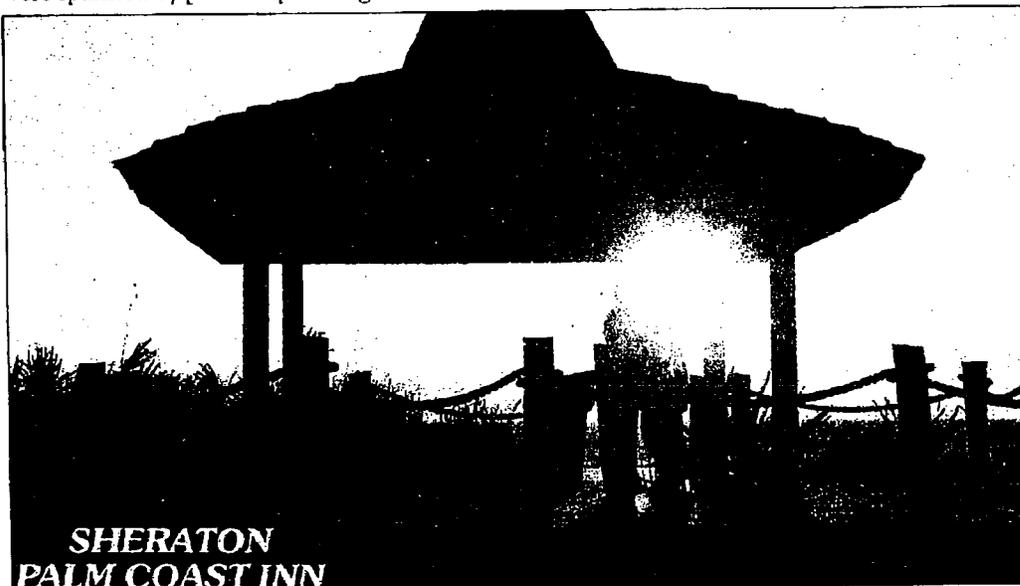
*City of Palm Coast
Historical Society*

Art Dycke
Historian

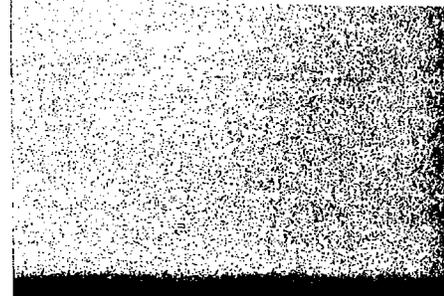
Phone: 386-446-8636



POOL AND SURROUNDINGS. Outside the inn was a free-form swimming pool with a Cyprus wood sundeck. There were overhanging Japanese water gardens and exquisitely sculptured coquina rock gardens that added a peaceful look to the entire scene. Nearby, a series of reflecting pools were spanned by picturesque bridges and three water falls.



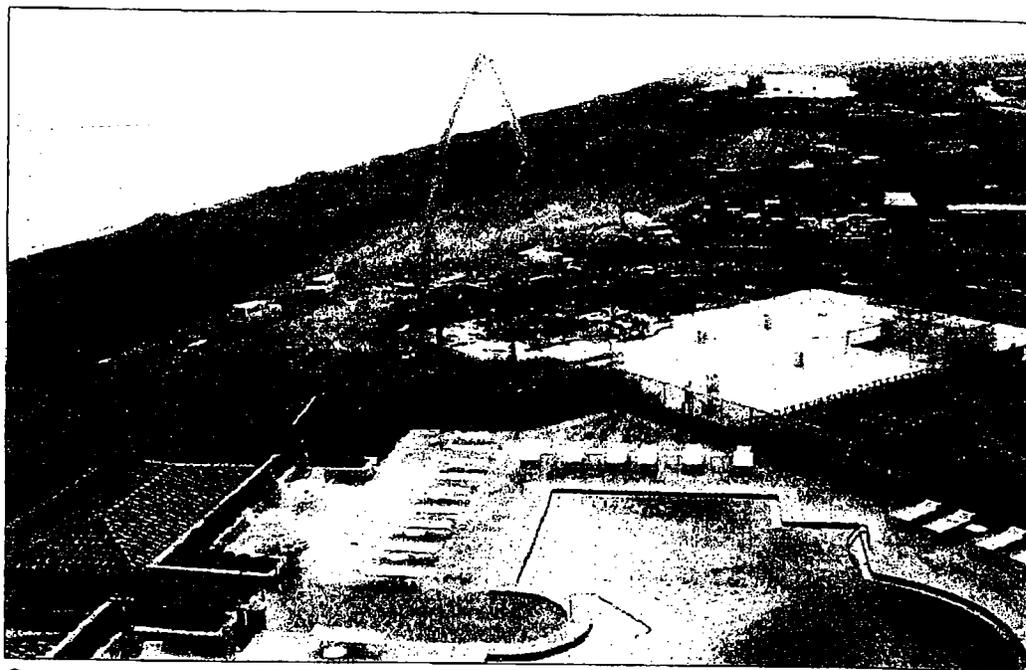
GAZEBO TO OCEAN. There was a large gazebo overlooking the ocean for enjoying the sea air, relaxing in the shade, and crossing the sand dune to the ocean. For those who like to get close to nature, there are still miles and miles of beach in either direction inhabited by egrets, pelicans, and sandpipers. The original gazebo ocean access is the only structure of the original Sheraton Inn that is still standing. Everything else, including the pool, was completely demolished to make way for the Hammock Dunes development.



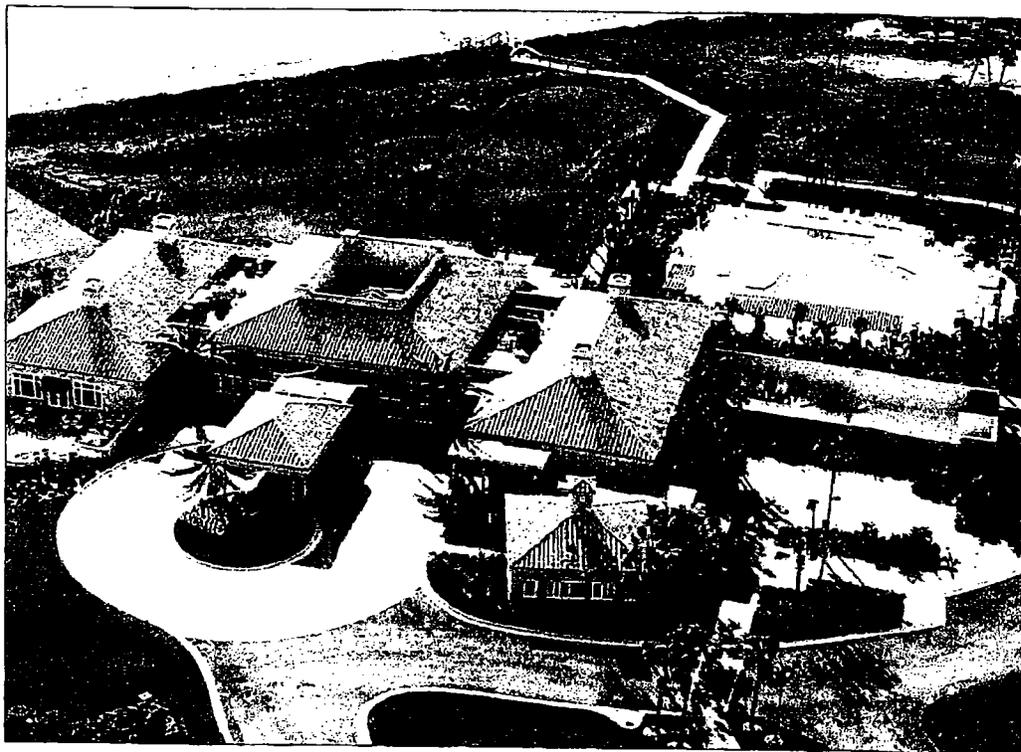
FOUR PALM COAST use for the luxury home sites in Palm Coast. They saw an advertisement for a representative here holding a waterfront estate in Fairfax, Virginia, interest rates in income tax, outdoor and fishing. At including round dinners for \$125.



CLAIRE AND JUDY



CONSTRUCTION. The old Sheraton was completely demolished and a new larger and more beautiful edifice was being erected.



THE RESULT. This beautiful clubhouse was completed in 1989.

—“is not a celebration of victory, but a celebration of those who made victory possible.”

“Those who gave citizens of this country a sense of security,” he said.

He spoke of “citizen soldiers,” members of the National Guard, who must be prepared to transition quickly from business to service.

“They have protected us from danger,” Widener said. “The life of services is not a peaceful one. At

The Flagler Palm Coast High School Air Force JROTC takes part in Palm Coast’s Veterans Day Service.



Photos of local Veterans Day ceremonies, news-journalonline.com

More Online

a moment’s notice, they may have to respond to a domestic emergency.” The lifestyle is one of constant change not only for those in service, but their families.

“Give them a moment of our full attention,” Widener said. “Let us all honor the precious moments they have given to this country.” Many joined in the sing-

SEE VETERANS, PAGE 9A

Flagler County Commission Chairman George Hanns said he is proud to be one of the 7 percent of Americans who

“have served in uniform” before introducing fellow commissioners and other dignitaries, including State Rep. Travis Hutson.

Representatives from American Legion Post 115, Disabled American Veterans Chapter 86, Italian American War Veterans Post 7, Jewish

SEE VETERANS, PAGE 9A

Study: Almost half of Volusia, Flagler families struggle to stay afloat

By LACEY McLAUGHLIN

lacey.mclaughlin@news-jrnl.com

Nearly half of the families in Volusia and Flagler counties struggle to pay basic living expenses, a study released Tuesday by United Way of Volusia and Flagler Counties concluded. Even as local companies add jobs, rising living costs and stagnant wages contributed 42 percent of Flagler households and 47 percent of Volusia households having difficulty buying for groceries, child care, and transportation, the at-widespread study conducted by

researchers from Rutgers University-Newark found.

“Unemployment rates have improved but the cost of living has continued to go up,” said Crystal Elkins, director of marketing for United Way. “That doesn’t mean that the money families were earning each year has continued to grow.”

While more than 38,000 households fall below federal poverty guidelines, the majority of the struggling local families have regular incomes but don’t earn enough to pay the bills. More than 68,000 Volusia/

“The families we are dealing with don’t have jobs like they did before. The cost for everything has gone up, but their pay isn’t going up.”

GLORIA MAX

executive director, Jewish Federation of Volusia & Flagler Counties

Flagler households fall into what United Way calls ALICE households — meaning Asset Limited, Income Constrained, and Employed. These families earn more than the U.S. poverty level, but less than what the

study calls a “household survival budget” covering basic costs of living. “ALICE is the recent college graduate unable to afford to live on his or her own, the young family strapped by child care

name on a Volusia County school building? The names of gymnasiums, athletic fields and other venues have been sacred ground in the past, but the School Board may put the naming rights of those facilities up for grabs. Board members will consider a policy change that would allow advertisers to put their name for up to three years on school facilities during a regular meeting that starts at 4 p.m. today at the Administrative Complex, 200 N. Clara Ave. (The date was moved from Tuesday because of Veterans Day.) Volusia schools already allow advertising inside athletic facilities, on campuses, on district websites and in school-sponsored publications, but until now haven’t allowed advertisers

SEE SCHOOLS, PAGE 7A

costs and the midcareer professional now underemployed,” Ray Salazar, president of United Way of Volusia and Flagler Counties wrote in a statement. “These folks are vital to our state’s future economic well-being, and they face barriers beyond their control frustrating their ability to become financially stable.” Based on the cost of living, the study’s estimated annual “survival budget” for a family of four in Volusia County is \$47,617 and in Flagler \$49,469. SEE STUDY, PAGE 7A

ARCTIC BLAST

Storm dumps a foot of snow on Upper Midwest, sends temperatures plunging across the U.S. NATICK 3A

FORD TOUGH

Automaker makes big gamble by trading steel for aluminum in its top-selling F-150 pickup. BUSINESS 10A

ABBY 2E

BUSINESS 10A CLASSIFIED 1D COMICS 4-5E DEATHS 6E

HOROSCOPE 3E

LET’S EAT 1E OPINION 4A PUZZLES 2E, 5E TELEVISION 3E

FORECAST

Sunny and cool! Worthy of a salute. High 76; low 55. WEATHER 9C

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6699983624

STUDY FROM PAGE 1A

For a single adult, it's \$18,196 in Volusia and \$18,276 in Flagler. That compares to the U.S. poverty rate of \$23,050 for a family of four and \$11,170 for a single person.

By highlighting working families, United Way hopes to engage the community in solutions to prevent families from falling deeper into poverty, said Elkins. She will present the study's findings to 75 nonprofit leaders during One Voice for Volusia's meeting at 9 a.m. today at the Florida Department of Health in Volusia County, 1845 Holsonback Drive, Daytona Beach.

Elkins said her organization also plans to

host a series of town hall meetings early next year for community members and leaders.

The study, which was conducted in five other states, also found a dire shortage of affordable housing in the two counties. Key findings include:

- The Volusia/Flagler area needs more than 28,500 affordable rental units to meet the current demand for affordable homes.

- Of homeowners in Volusia and Flagler counties, 26-30 percent are considered "extremely housing burdened," meaning they pay more than 35 percent of their income for housing.

- In Volusia County, 52 percent of renters are spending more than 35 percent of their income on housing, compared to

LOBBYIST FROM PAGE 1A

Oct. 2 meeting that Daniels called "a circus," council members tossed around accusations about conflicts of interest and questioned abilities among three firms vying for the county contract.

When the dust settled on the tense discussion, the result was a split 4-3 vote that left Volusia County with two firms with deep Florida roots to represent it in the nation's capital. The plan was going to be for Holland & Knight to focus on water and

more trouble than it's worth."

Patterson noted that the county was offering something in the neighborhood of \$50,000 to Holland & Knight, below what the firm usually commands from clients.

Now the county has no federal lobbyist. That's been the case since July 2013, when the County Council fired its former Washington lobbyist. Contract negotiations are continuing with Seward Square Group, said the company's founder, James Pericola, who lives part of the year in Washington D.C. and

Income & Poverty in Volusia, Flagler counties

HOUSEHOLD POVERTY

Areas in Volusia and Flagler County with highest percentage of households at the federal poverty guidelines or struggling to meet expenses:

Volusia
• Southwest Deland: 68 percent

• Daytona: 62 percent
• Holly Hill: 60 percent
• South Daytona: 55 percent

• Orange City: 54 percent

Flagler

• Bunnell: 67 percent
• Flagler Beach: 31 percent

39 percent in Flagler. Florida's poverty rate is 15 percent compared to Volusia's rate of 17

percent and Flagler's rate of 12 percent.

Elkins said she hopes the study will also start a conversation about how to measure poverty in Florida and the rest of the country.

"The Federal Poverty Guidelines were created in the 1960s and have stayed the same since 1974," Elkins said. "We would encourage policy makers to re-evaluate these guidelines."

Gloria Max, executive director of the Jewish Federation of Volusia & Flagler Counties, said while the economy has shown signs of improvement, it's had little impact on the 20,000 families that have received food donations from her organization this year.

In September the jobless rate in Flagler Coun-

ty fell to 8.4 percent, down from 9.9 percent in September 2013. In Volusia County, unemployment fell to 5.9 percent, down from 7.1 percent the same month a year ago.

Despite these gains, Max said many of her clients still struggle to pay their bills and are one emergency away from becoming homeless. To qualify for monthly food donations, a person must have a weekly income under \$292 or \$394 for two people.

"We are still seeing the same amount of people in need during the recession and people are still hurting," Max said. "The families we are dealing with don't have jobs like they did before. The cos for everything has gone up, but their pay isn't going up."

Henderson said his firm — which has represented large cities ranging from San Francisco to Charlotte — wouldn't have had a conflict lobbying for space development, and that's not why his firm dropped out of contention for the county contract.

The problem was the lack of support from half of the council.

"We have never accepted a contract without a unanimous vote," said Henderson, who lives in New Smyrna Beach. "When you're engaged in lobbying at the state or federal level, you have to speak with one voice. It's

many of the county's 93,000 septic tanks into sewer system hookups is going to have its work cut out for it, Patterson said.

Waste is leaching into the Halifax River, lakes, the Indian River Lagoon and the St. Johns River, and correcting that is going to take decades and hundreds of millions of dollars, he said.

"Volusia County faces a challenging road to achieve federal support for its water and transportation infrastructure goals," Gold wrote in Monday's letter. "Such an effort will require absolute unity of the County

Council to have the best chance for success. It is clear to us that such an effort is lacking currently and unlikely to be achieved in the foreseeable future."

Wagner sees a chance for a more unified council going forward.

"We are fractured, but we're trying to move on from that," Wagner said. "I think most want to do the people's work."

Daniels has less hope for unity. "We are what we are," Daniels said. "Maybe we are a reflection of the fractures in Volusia County. Future elections won't change that."

Adam Mengel

From: Joy Ellis [s.joyce.ellis@gmail.com]
Sent: Wednesday, December 03, 2014 8:02 AM
To: Adam Mengel
Subject: Salamander Proposal

Mr. Mengel,

I hope your Thanksgiving was a restful, happy time. I am just returning from a family visit and before I waded into the Salamander Proposal online I wanted to know:

- Are there any changes to the Salamander proposal?
- The last time we communicated, you believed the only change would be the request to change the zoning. Is that still the case—no change except the zoning?
- Where are changes highlighted?
- Has the staff report changed from last submittal? Is it available online?

Thank you for your assistance.

Joy Ellis
445-8556

Adam Mengel

From: Joy Ellis [s.joyce.ellis@gmail.com]
Sent: Wednesday, December 03, 2014 8:05 AM
To: Adam Mengel
Subject: Salamander Proposal

I forgot one question.

Has the deadline for submittal passed for the December 9 Planning and Development Board?

Thanks.

Joy Ellis

Adam Mengel

From: Adam Mengel
Sent: Wednesday, December 03, 2014 11:40 AM
To: 'Joy Ellis'
Subject: RE: Salamander Proposal

Good morning Ms. Ellis:

Thank you for the Thanksgiving wishes and I hope your holiday was good too.

As for the Salamander proposal, no changes have been submitted to the County. The only change that has been made is the addition of the reclassification (rezoning) for the proposed Lodge site. There are no changes to highlight since no new submittal has been made; the change is to our staff report, the hearing process, and the Board's recommendation. The staff report will change. I am working on it now and hope to have it published very soon.

I hope this answers your questions.

Thank you,

Adam

From: Joy Ellis [<mailto:s.joyce.ellis@gmail.com>]
Sent: Wednesday, December 03, 2014 8:02 AM
To: Adam Mengel
Subject: Salamander Proposal

Mr. Mengel,

I hope your Thanksgiving was a restful, happy time. I am just returning from a family visit and before I wade into the Salamander Proposal online I wanted to know:

- Are there any changes to the Salamander proposal?
- The last time we communicated, you believed the only change would be the request to change the zoning. Is that still the case—no change except the zoning?
- Where are changes highlighted?
- Has the staff report changed from last submittal? Is it available online?

Thank you for your assistance.

Joy Ellis
445-8556

Adam Mengel

From: Adam Mengel
Sent: Wednesday, December 03, 2014 11:41 AM
To: 'Joy Ellis'
Subject: RE: Salamander Proposal

Good morning Ms. Ellis:

Yes, the submittal deadline has passed for the December 9 Planning and Development Board meeting.

Thank you,

Adam

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

From: Joy Ellis [<mailto:s.joyce.ellis@gmail.com>]
Sent: Wednesday, December 03, 2014 8:05 AM
To: Adam Mengel
Subject: Salamander Proposal

I forgot one question.

Has the deadline for submittal passed for the December 9 Planning and Development Board?

Thanks.

Joy Ellis

Adam Mengel

From: Joy Ellis [s.joyce.ellis@gmail.com]
Sent: Wednesday, December 03, 2014 11:56 AM
To: Adam Mengel
Subject: Re: Salamander Proposal

Mr. Mengel, Thank you for your prompt reply. I will be watching for the staff report. Good luck with getting it out of the way. Joy Ellis

Adam Mengel

From: Walter Ejnes [walter@cmemeeting.org]
Sent: Friday, December 05, 2014 8:49 AM
To: Adam Mengel
Subject: Application 2962- Hammock Beach Resort
Attachments: CEC_Letter_Hammock_Development.pdf

Dear Mr. Mengel,

I have attached a letter regarding Application 2962 (Rezoning and Site Development Plan Review for the Hammock Beach Resort). I believe that this application is scheduled to be discussed and voted on this coming Tuesday evening. I would like to send a copy of my letter to each of the Planning and Development Review Board members prior to the meeting and was not sure of the process to get this done. Would your office be able to distribute it to the members?

In addition, will there be an opportunity for public comment at this meeting prior to the vote?

Thank you very much for your assistance.

Best regards,

Walter

Walter Ejnes, CCMEP
President
Continuing Education Company
516-882-5551 x100
www.CMEmeeting.org

Adam Mengel

From: John Yovich [jayovich@icloud.com]
Sent: Thursday, December 04, 2014 3:12 PM
To: Adam Mengel
Cc: Becky Yovich
Subject: Salamander Proposal

My wife and I support the proposed construction at Hammock Beach. We are members of the beach club for ten years and home owners for the same time period.

The hammock beach complex is out of date and deteriorating. Without this project it will go down hill and maybe bought by less desirable developers.

This project benefits our self-interest for life style and property values but the county also benefits through jobs and taxes.

Please vote in favor. Thank you.

Sent from my iPhone

Adam Mengel

From: RRREINKE@aol.com
Sent: Thursday, December 04, 2014 7:08 PM
To: Adam Mengel
Subject: Fwd: Salamander Project (FYI)

Jefferson's words "separation of Church and State" were a declaration that the government has no business in the affairs of the Church. By Jefferson's own words, this was never to imply that God had no place in government.

From: jimcappola@icloud.com
To: amengle@flaglercounty.org, mboyd@bellsouth.net, crowe6@gmail.com, dickensonci@aol.com, Coryi62@earthlink.net, laurenkornel@hotmail.com, rrreinke@aol.com, pam4houses@gmail.com
Sent: 12/4/2014 5:37:52 P.M. Eastern Standard Time
Subj: Salamander Project

All,

We are writing this short note in support of the Salamander project in Palm Coast. We have been property owners for 14 years and permanent residents 5 years. With all sincerity, we feel this project is a big plus for the community, the County of Flagler and the State of Florida. To keep this note of support brief, there are a multitude of reasons to support this...taxes to government entities, jobs for the project and businesses within the area, etc., etc., etc.

When any prudent person looks at this project with an " even hand", it's abundantly clear to us that the benefits far outweigh the opposition's reasons to oppose. If you have opposed this project in the past, we ask that you re-think your position and vote what's best for a great majority of the residents as well as the community..."yes" for the project. Thank you.

Regards,

Jim & Stephanie Cappola
26 Hammock Beach Circle s
Palm Coast, FL 32137

Sent from my iPad=



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Letters to the editor for Friday, December 5, 2014

Published: Friday, December 5, 2014 at 5:30 a.m.

DEVELOPMENT AGAINST PRECEDENT

Thank you for your recent article regarding Hammock Beach expansion ("Proposed \$72M resort project concerns some Hammock residents," Nov. 11). With respect, I believe your team omitted some very important information.

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

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

Lubert Adler is requesting a zoning change, allowing commercial expansion on the beachfront. We believe land given by the county would become an immediate gift to the developer, possibly valued at millions of dollars, if approved.

This "bait and switch" tactic has the community divided. Mega-hotel/commercialization of State Road A1A advocates are for it, whereas those who bought here for an "old Florida" lifestyle (as advertised by the developer) are against it.

This is not a popularity contest. We expect the developer to live up to assurances given to those who bought here, and respect others in the A1A community. Florida's judicial system rejected the mega-expansion master plan on this very narrow parcel of land in 2011.

Other counties have a metric determining hotel rooms per beachfront acre. We believe Flagler County should have one as well. Expansion along A1A is inevitable and welcomed — in responsible form. We support expansion that grows our community, creates jobs and protects the environment. Our "culture of conservation" mindset is important for future generations.

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

John Bettencourt

Palm Coast

DON'T SQUANDER CHARM

I am not a full-time resident of New Smyrna Beach, but my wife and I spend every winter in your city and we love it. Years ago, we spent time in Clearwater when it was a small beach town. As we know, that was in times past. We found New Smyrna



December 4, 2015

Adam Mengel
Director of Planning and Zoning
Flagler County Department of Planning and Zoning
1769 E. Moody Blvd. Bldg 2
Suite 105
Bunnell, FL 32110-0787

cc: Planning and Development Review Board
Michael Boyd Thad Crowe
Robert Dickinson Michael Duggins
Laureen Kornel Russell Reinke
Pam Richardson

RE: Application #2962 – REZONING (RECLASSIFICATION) AND SITE DEVELOPMENT PLAN REVIEW IN A PUD for the Lodge and conference facilities at Hammock Beach Resort

Dear Members of the Board,

Continuing Education Company is a Palm Coast based non-profit organization that organizes continuing medical education activities for physicians. We currently host twelve conferences annually including three which are held at the Hammock Beach Resort.

Eight years ago we were attracted by the beauty and natural setting of the Hammock Beach Resort property and made the decision to host our three conferences here indefinitely. We have since worked closely with the Flagler County Tourism Development Council and the Flagler Chamber of Commerce in promoting the region to a national audience that are initially unaware of the amazing and unique attractions and nature-based tourism activities the area has to offer. Our joint efforts to promote the County as a tourism destination have been successful. In 2014, our spring conference series attracted 2,000 visitors to the area. According to the Chamber of Commerce, this year's conference generated more than \$2.3 million in direct visitor spending within Flagler County with an economic impact of more than \$3.7 million. A closer look at this event's impact to the county and local businesses reveals the following:

Food & Beverage at local restaurants:	\$564,654
Recreation:	\$49,536
Local Taxes:	\$143,111
Retail:	\$105,247
Misc. Spending:	\$678,017
Total Jobs Supported:	540



While these conferences have been successful, we are facing challenges that threaten the future success of these events. As the conferences have grown, we have been forced to cap the number of attendees due to the size of the meeting space at the resort as well as the number of rooms available for our attendees. By comparison, we have seen the number of attendees at our other conferences held in places such as the Kiawah Island Golf Resort in South Carolina and Hawks Cay Resort in the Florida Keys grow to twice the size of our Hammock Beach conferences for the simple reason that these resorts have larger meeting space and more rooms to offer.

The development plan calls for the expansion of the current ballroom to 7,000 Sq. ft. making it competitive with conference facilities in other parts of the country. We are convinced that this would allow us to potentially double our conference attendance and double the economic impact within the county. However, this could only occur if additional rooms were made available to support the growth in meeting participation.

Over the past few months this board has heard many concerns by community members over the environmental impact and the overdevelopment this project might bring to the Hammock. The main reason we selected the Hammock Beach Resort as a destination for our conference was due to the fact that it is one of the few resorts of its type in Florida located in an area that is not overdeveloped. However, we do not believe that that the current development plan and the new lodge facility will have a detrimental impact on the area. In fact, we believe it will actually enhance the area by replacing an aging building and pool area with an aesthetically pleasing facility that better reflects the unique character of the surrounding community and environment.

I ask that this board consider approving this application as it epitomizes the concept of Smart Growth. This project will have a positive and lasting economic impact on the community. It will also transform an underutilized and deteriorating facility with a new one that will likely become a source of pride for our community for years to come.

Best regards,

A handwritten signature in black ink, appearing to read "Walter Ejnes", is written over a long, thin blue horizontal line.

Walter Ejnes
President
Continuing Education Company, Inc.

Adam Mengel

From: Michael Chiumento III [michael3@palmcoastlaw.com]
Sent: Friday, December 05, 2014 10:19 AM
To: Adam Mengel
Subject: Ocean Hammock

Adam,

1. Just a reminder but I would like 20 mins max at the P&Z meeting to represent the Condo Association.
2. Also, it was my understanding that Salamander was going to do a PUD amendment but I dont see anything about it. Did they file an application or are they proceeding with a site development plan process.

Adam Mengel

From: Craig Coffey
Sent: Thursday, December 04, 2014 9:53 AM
To: Adam Mengel; Sally A. Sherman
Subject: Fwd: Stop Salamander Hospitality

For the record

Sent from my iPad

Begin forwarded message:

From: George Hanns <ghanns@flaglercounty.org>
Date: December 4, 2014 at 9:15:50 AM EST
To: "Albert J. Hadeed" <ahadeed@flaglercounty.org>, Craig Coffey <ccoffey@flaglercounty.org>
Subject: FW: Stop Salamander Hospitality

From: Michael Florio [pmf.ebf@gmail.com]
Sent: Thursday, December 04, 2014 6:59 AM
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; Charles Ericksen Jr.; Frank Meeker; Barbara S. Revels; Nate McLaughlin
Cc: Phil Pate; rjcorliss@bellsouth.net; sirene23@me.com
Subject: Stop Salamander Hospitality

Planning and Development Board Members and Flagler County Commissions.

I would like to express my strong objection to the proposed Salamander application (#2962) for the construction of hotel and conference facilities on the Ocean Hammock Golf Course for the following reasons:

- An administrative judge has previously ruled that the golf course property is restricted to golf recreation only.
- The project will substantially devalue existing Hammock Beach condominiums that have yet to fully recover their value after the '07 - '09 recession.
- The project will over-burden facilities that members pay to use. Golf, pool and other facilities will be greatly diminished by 400 additional hotel guests.
- A significant amount of current green space enjoyed by residents will disappear and be replaced by parking spaces.
- Salamander has yet to demonstrate that they can adequately manage the existing property at Hammock Beach. A larger complex will only make this situation worse.

Salamander Hospitality continues to pursue this project despite overwhelming objections from Hammock Beach condominium owners. These voters and property owners have expressed their opinions and the Planning and Development Board and the Flagler County Commissioners should not approve this application.

Michael Florio
200 Ocean Crest Dr., #1016
Palm Coast, FL

Adam Mengel

From: RRREINKE@aol.com
Sent: Friday, December 05, 2014 10:32 AM
To: Adam Mengel
Subject: Fwd: Salamander Application #2926

Jefferson's words "separation of Church and State" were a declaration that the government has no business in the affairs of the Church. By Jefferson's own words, this was never to imply that God had no place in government.

From: mel.haught@gmail.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
Sent: 12/5/2014 9:30:19 A.M. Eastern Standard Time
Subj: Salamander Application #2926

Dear Planning & Development Board Members:

We are writing to request your support of the Proposal from Salamander that you will review at your meeting on December 9th. We are also planning to attend that meeting to show our support.

We have been property owners at Hammock Beach since 2004 and have been fulltime residents of our single family home since 2009. We are members of the Club and also Full Golf Members of the Club. We have enjoyed our time here but it is obvious that some significant changes need to be made to keep the Club viable and a strong contributing member of the Flagler County community.

The Proposal that you received from Salamander has been carefully vetted with the membership of the Club and many modifications have been made based on the input they have received. We realize that there is a small, but very vocal group of opponents to the Proposal but also are aware that Salamander has worked very hard with them to try to address their concerns. It appears that their objective is not to find realistic compromise, but rather to stop the Proposal. We assume that their opposition is legitimate in their minds and they have good intent.

We could go on with a repeat of all of the positive reasons to move this Proposal forward with your support but assume that you have already seen most of them. We will end our request with urging you to move this application to the County Commissioners with your positive recommendation.

Thank you for your consideration of this request.

Mel and Dorna Haught
62 Ocean Oaks Ln
Palm Coast, Florida 32137

Adam Mengel

From: acemifi@aol.com
Sent: Friday, December 05, 2014 3:13 PM
To: Adam Mengel
Subject: Salamander Application #2926

To: amengel <amengel@flaglercounty.org>; mboyd <mboyd@bellsouth.net>; crowe6 <crowe6@gmail.com>; dickinsonci <dickinsonci@aol.com>; Coryi62 <Coryi62@earthlink.net>; laureenkornel <laureenkornel@hotmail.com>; rreinke <rreinke@aol.com>; pam4houses <pam4houses@gmail.com>

Subject: Salamander Application #2926

Planning and Development Board Members,

I am very much in support of the Salamander proposal for the new Lodge project at Hammock Beach. I have a 3 bedroom condominium at Cinnamon Beach that my family and I have enjoyed since 2003. I live in Maryland and have owned several properties in Palm Coast and enjoy what Palm Coast and northeast Florida have to offer. I am involved in real estate development back in Maryland, and was attracted to Palm Coast for its proximity to the ocean, I-95, and many major airports. The area offers a charm that is unique to the U.S. and to Florida. Along with its proximity, the Hammock section is an island which provides an active life style, a Caribbean feel, and friendly residents that all speak English. Hammock Beach is very inviting and comfortable.

Palm Coast and the Hammock is a diamond in the rough that is slowly becoming recognized. Many of my friends up north are **unaware** of northeast Florida because they fly to south Florida. Those that drive, may stop off in Palm Coast but not realize what all it has to offer. We do our best to promote Palm Coast and to put it on the map. My wife and I enjoy the Hammock so much, we look forward to the thought of retiring there. Over the past 6 or 7 years we have noticed the strain on Palm Coast and Hammock Beach from the economy. This has depressed real estate values. The proposed Lodge is a godsend of a proposal. Salamander is proposing to construct a world class hotel to promote corporate conferences. They are also generously proposing many additional improvements that residents suggested are needed to benefit everyone at Hammock Beach.

Those that oppose the plan are concerned that Salamander may leave Palm Coast if it is denied. If they are satisfied with Salamander, why not make it inviting for them to stay, instead of what appears to be driving them away. Although 100% of the residents and members can not and will not be satisfied with any proposal, the Lodge Application has answered all concerns as best as possible. Sure you can ask for more, but at some point one more item than reasonable will break the camels back. Recognize that for many reasons, **approval of this application is good, very good for the future of Palm Coast.** I prefer not to think of its future without it.

I greatly appreciate your consideration of this application, and hope that you will support it.

I look forward to enjoying my time in Palm Coast.
Happy holidays,

Michael and Lisa Fisher
800 Cinnamon Beach Way, #721

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: Barbara Propis [bcpropis@gmail.com]
Sent: Friday, December 05, 2014 12:52 PM
To: Adam Mengel; mboyd@bellsouth.net; dickinsonci@aol.com; crowe6@gmail.com; coryi62@earthlink.net; aureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com; aureenkornel@hotmail.com; rreinke@aol.com; pam4houses@gmail.com> >
Subject: Salamander Application #2926

>> Planning & Development Board Members:

>> Mr. Michael C. Boyd
>> Mr. Thad Crowe
>> Mr. Robert Dickinson
>> Mr. Michael Duggins
>> Ms. Laureen Kornel
>> Mr. Russell R. Reinke
>> Ms. Pam Richardson

>>
>> County Staff Liaison
>> Mr. Adam Mengle

>>
>> While I have attended most previous meetings regarding the Lodge proposal, I will be unable to attend the upcoming meeting Tuesday, December 9th, but wanted to make sure my voice is heard.

>> As a Flagler County property owner, full time resident of Ocean Hammock, and a full golf member of Hammock Beach, I am very much in support of the Salamander Proposal for the new Lodge project. The current proposal has been developed in a thoughtful, transparent manner with much community input. In my opinion it will enhance property values, protect and enhance HB Club facilities, create more employment opportunities, and increase tax revenues for the county. In addition the Lodge will be built by a company that is sensitive to environmental concerns, as evidenced by similar undertakings - The Sanctuary at Kiawah Island, and The Salamander Resort & Spa in Middleburg, Va.

>> This is a clear win win for everyone involved!

>>
>> Sincerely,
>>
>> Barbara C. Propis

Adam Mengel

From: Mel Haught [mel.haught@gmail.com]
Sent: Friday, December 05, 2014 3:55 PM
To: Adam Mengel
Subject: Fwd: Salamander Application #2926

Adam,

I apologize. I had your address wrong in the first mailing.

Mel Haught

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

From: Mel Haught <mel.haught@gmail.com>

Date: Fri, Dec 5, 2014 at 9:30 AM

Subject: Salamander Application #2926

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

Dear Planning & Development Board Members:

We are writing to request your support of the Proposal from Salamander that you will review at your meeting on December 9th. We are also planning to attend that meeting to show our support.

We have been property owners at Hammock Beach since 2004 and have been fulltime residents of our single family home since 2009. We are members of the Club and also Full Golf Members of the Club. We have enjoyed our time here but it is obvious that some significant changes need to be made to keep the Club viable and a strong contributing member of the Flagler County community.

The Proposal that you received from Salamander has been carefully vetted with the membership of the Club and many modifications have been made based on the input they have received. We realize that there is a small, but very vocal group of opponents to the Proposal but also are aware that Salamander has worked very hard with them to try to address their concerns. It appears that their objective is not to find realistic compromise, but rather to stop the Proposal. We assume that their opposition is legitimate in their minds and they have good intent.

We could go on with a repeat of all of the positive reasons to move this Proposal forward with your support but assume that you have already seen most of them. We will end our request with urging you to move this application to the County Commissioners with your positive recommendation.

Thank you for your consideration of this request.

Mel and Dorna Haught
62 Ocean Oaks Ln
Palm Coast, Florida 32137

Adam Mengel

From: Russ Reinke [rrreinke@aol.com]
Sent: Thursday, December 04, 2014 8:27 PM
To: Adam Mengel
Subject: Fwd: Salamander Hospitality LLC Application 2962

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

On Monday, December 1, 2014, Spencer Heine <spheine@aol.com> wrote:

Dear Members Planning and Development Board:

As an owner in the Hammock Beach Club Condominium I strongly oppose the above application which would amend the Planned Unit Development Site and permit the construction of a new 198 room hotel and conference facility, This new construction would replace the small Lodge Building with two new buildings totaling 171,000 square feet of space.

For any number of reasons this application should be summarily rejected. Many of the same legal objections have been hashed out previously and found to be valid. From an environmental and aesthetic point of view the proposal would be a disaster. The equities are clearly on the side of condo owners. When the original owners bought representations were made orally and in print that no further ocean front construction would be made.

There have been points raised that job creation should be a sufficient reason for the construction to be permitted. Job creation is obviously extremely important. However, there are clearly alternatives to create jobs in a manner that doesn't fly in the face of the clear prohibitions of this project. The reality is that the proposed project is designed for one reason only: to enhance value to the two parties of financial interest: Salamander and Lubert/Adler. This enhancement of value would be at the expense of existing owners,

Thank you.

Spencer Heine