



# CRAIG FLAGLER PALMS

Funeral Home, Memorial Gardens & Crematory

*Family Owned and Operated*

Letter Received 12/09/14

Sent to all BOCC

December 4, 2014

Allen D. Whetsell  
*General Manager/Owner*

Commissioner Frank Meeker,

Matt Maxwell  
*Funeral Director*

This letter is to express to you my support for the renovation/expansion project for The Lodge at The Hammock Beach Resort. This project is crucial to increased economic development for Flagler County. The project will attract more conventions and vacationers to our county. The other major impacts will be jobs, at the resort and jobs on the construction side of the resort. The addition of meeting space and guest rooms will help to attract and compete for more business, instead of losing this business to other counties. The project is a win-win for all and our community.

I encourage you to vote in favor of this project because it is vital to the County.

Sal Passalaqua  
*Advanced Planning  
Manager/Owner*

Thank you in advance for your attention.

Sincerely,

Sal P. Passalaqua, Jr.-LFD  
Director/Partner

Jeanna Passalaqua  
*Funeral Director/Owner*

Jack Morgan  
*Cemetery Superintendent/  
Owner*

*"Our Family Serving Your Family"*

386-439-5400 • 386-439-5415 Fax • [www.craigflaglerpalms.com](http://www.craigflaglerpalms.com)

511 Old Kings Road S. • Flagler Beach, FL 32136

## Salamander Losing Streak Continues as Planning Board Rejects 198-Room Hammock Hotel, 3-2

FlaglerLive



Salamander's proposed redevelopment would entail building a twin-building hotel in place of a 20-room lodge at Hammock Beach Resort.

The Flagler County Planning Board voted 3-2 late Tuesday evening to recommend against a proposed 198-room beachfront hotel at Hammock Beach Resort, in place of a 20-room golf lodge. The vote, coming at the end of a nearly four and a half hour hearing, is the latest in a series of defeats for the developer, though the binding decision does not take place until the Flagler County Commission hears the proposal.

For the past several months, Salamander Hotels, the management company that runs Hammock Beach Resort, has been lobbying Hammock communities and hoping to sway county government to approve a proposal to build a massive, twin-building, 198-room hotel adjacent to 16<sup>th</sup> Road. The proposal revived bitter resistance from Hammock residents who less than three years ago successfully fought a proposed development there of twice that size, taking their fight to the Florida Cabinet.

Salamander strained to show that its proposal is vastly different, and that the management company has been more accommodating and inclusive of public concerns than Lubert Adler had been three years ago—even though Lupert Adler still owns the resort: Salamander is its junior partner.

Salamander's proposal in its various mutations failed in two separate votes to get the support of the county's Scenic A1A committee. It failed to get the support of the Hammock Conservation Coalition. It appeared before the county's planning board in October. The board voted to reject the application—until Salamander's officials pointed out that the proceedings had failed to give them a chance to rebut arguments at the end of the lengthy hearing. That resulted in a rehearing that took place tonight before a standing-room only crowd at the Government Services Building in Bunnell. Half the audience wore white shirts emblazoned with "YES" to the Hammock Beach proposal. The other half spoke its "NO."

Planning Board meetings rarely draw a crowd. The board's decisions are non-binding. They're recommendations to the county commission, which makes the binding decision. But Planning Board decisions also reflect public sentiment, and in this case both such meetings have brought the intensely contentious issue to the fore as the proposal three years ago did not. The difference this time is that a considerable segment of the Hammock community is behind Salamander, starting with the club's membership and including many individuals and business representatives who had opposed the 2011 proposal.

Two reasons prevail: First, Salamander is arguing that it needs to expand its hotel to better attract conventions and conferences, otherwise the resort could fail financially. Second, Salamander claims it will bring several hundred additional jobs. But Salamander has also been willing to compromise, sometimes with surprising nimbleness. For example, one of the reasons the 198-hotel proposal drew so much opposition was a 240-space parking lot, including 50 beneath the hotel and 180 near 16<sup>th</sup> Road. The lot would have obliterated many trees.

The latest proposal had cut that parking lot by half. But Tuesday evening, Prem Devadas, Salamander's president, said he would scrap the parking lot altogether. "I'm going to propose that we simply eliminate that parking," Devadas said. "If it is such an issue, and there's such a sensitivity to this vegetation, we are certainly prepared to eliminate that to leave it as is, and to remove—as you know, we are not removing any other trees in this plan, and really to stop talking about that as an issue."

It was one of three changes he was proposing to appease the opposition. Another was to move the hotel 15 feet back from the beach. A third was proposing a \$2-a-guest donation to an environmental fund for every night booked. Guests would have an option to opt out, but in another Salamander property, a similar "donation" draws 97 percent support from guests, Devadas said. In Flagler, that could net \$100,000 a year.

But tonight Hammock residents repeatedly pointed out what one woman summed up in two sentences: "Hammock Beach resort is not the Hammock. The Hammock is all the people who live there." In other words, Salamander was drawing its supporting voices for the project mainly from people within the Hammock development's gates. Those gates stood as a stark divider, physically and symbolically, between proponents and opponents.

Attorney Michael Chiumento, who represents the Hammock Beach Homeowners Association, gently ridiculed the donation proposal as he urged the board to focus on the relevant rather than the speculative. He alone also pointed out what was not a minor development Tuesday. Until recently, Salamander's application had been for a site development plan review in a planned unit development. Sometime in November, Chiumento noted, Salamander's application morphed into a rezoning application, "a whole different monster that you all are tasked with."

Yet the planning board took its meeting Tuesday evening as a continuation of its October meeting, when Salamander's application was in that significant respect different.

"I have no idea where there's an application for a rezoning," Chiumento said, pointing out the lack of surveys indicating what was being rezoned. "I'm here to tell you right now, procedurally, this item is flawed," he said, reminding the board that for a quarter century, the golf course property in question has been deed-restricted, disallowing hotels. "Are you giving entitlements to the entire golf course property?" Devadas's promises, he said, are "fantastic," but, Chiumento asked, "where are they written?"

Addressing Chiumento's points, Henderson called the Salamander application an amendment to the planned unit development, with a proposed ordinance that would amend the PUD. "The process is in place to be able to afford the change to the PUD," he said. "We believe we have the right to do that."

Two months ago Devadas had made his case before the same board in language he did not retract tonight. The resort "was losing exorbitant amounts of money" before Salamander took over, he said. "Within one year we turned a staggering multi-million dollar loss into a positive," enabling raises for employees, among other benefits. But the buildings "have deteriorated greatly," affecting the resort's ability to attract group business. Competitors have between 300 and 600 rooms. "We settled on the number of rooms that we needed to be able to sell to a group as being 325 rooms, and corresponding function space that we needed to support those groups."

Salamander settled on developing 325 rooms "in order to win back market share and propel us into the future." It already has one-bedroom units in the main building that function as hotel suites. They're old, but Salamander has been working on a renovation of those 127 units. That left 198 new rooms, 450 square feet each, to be developed. That's the 198-room number that's now in the beachfront hotel complex under contention.

It comes down to this: does Salamander's plan for a 325-room hotel conform with the so-called "Golf Course Plat" restriction—the "promise," in many people's view—on the books currently? The restrictions are spelled out. The parcels in question, the restrictions state, "shall include golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or such other appropriate recreational or governmental uses approved by the Board of County Commissioners."

Salamander argues that the new lodge proposal is consistent with those restrictions. The reason: the Flagler County Commission in 2001 approved the building of the current, much smaller lodge on that land, thus setting a precedent for a hotel there, in apparent contravention with its own rules. The county administration now agrees with Salamander that using the land for a hotel is now permissible. It even goes so far as to say that developing up to 561 rooms might be permissible, even though the 2011 administrative law order denied such a proposed expansion, and was upheld by the Florida Cabinet.

Jeff Southmayd, who lives in Ocean Hammock and is a member of the club, detailed the contradiction when he spoke to the planning board two months ago. "Salamander apparently recognizes they can't build a hotel there, and that may be the reason they call it the New Lodge, suggesting that the new Lodge is going to replace the old lodge equally," Southmayd said. "But if that's what's intended that's certainly not the case. In 2001, the county approved a 40,000 square foot clubhouse for the golf course. And that was allowed under the deed and plat restrictions because it specifically said, you can have a clubhouse. What Salamander is proposing to do is build a 171,000 square foot building with, as Prem mentioned, 198 hotel rooms that will be 450 square feet each. That means the hotel rooms will total 89,100 square feet, or will be 53 percent of the building. Mr. Chairman, if the building is 53 percent rooms, it's a hotel. And in fact, a 198 room hotel I believe would be the biggest hotel in Flagler County. And that's what they're proposing to build in the middle of my golf course." Southmayd tonight reiterated his opposition.

Salamander's supporters were equally adamant. "You have to look at the facts," one supporter said. "And the facts are pretty straight-forward. They did the survey, 87 percent of the people that voted supported this. The facts are that the investments that they've made, that Salamander has made around the country in projects like this have gone tremendously well. The facts are that this will create a lot of revenue for not only Hammock Beach but for Flagler County. The facts are that this will help with employment. The facts are that this will help with merchants and restaurants and different people that benefit from conventions and conferences and people that come in to Hammock Beach."

Tuesday evening's hearing replicated in large part the October hearing, though this time Devadas had brought in a legal heavyweight as Salamander's attorney: Clay Henderson of Holland and Knight, a reputed environmentalist who nevertheless represents developers. After Adam Mengele, the county's chief planner, recommended that the board approve the proposal and Devadas and Henderson spoke briefly, the board opened the floor to public comment.

About two hours of comments followed featuring some two dozen people, opponents somewhat outnumbering proponents.

To Henderson, Salamander's attorney, the board's responsibility was narrower than the public comments' scope. "Your expert witness which is your staff has said that this is compatible" with the county's comprehensive plan, Henderson told the board. "You've heard no evidence to the contrary, and on that basis alone you have to recommend approval."

The board didn't. The breakdown of the vote was Russ Reinke, Thad Crowe and Michael Duggins opposed, and Pam Richardson and Michael Boyd in Favor. Laureen Kornel had left at 10 p.m. In October, she had voted against the proposal.

## Adam Mengel

---

**From:** Luci Dance  
**Sent:** Wednesday, December 10, 2014 8:03 AM  
**To:** Sally A. Sherman; Adam Mengel  
**Subject:** FW: Planning Board Denies Salamander rezoning

---

**From:** Luke Guttman [<mailto:lukelbg@aol.com>]  
**Sent:** Wednesday, December 10, 2014 7:46 AM  
**To:** Dennis Clark  
**Cc:** Alma Nemrava; Bob Samuels; Bonnie Simms; Carol Scott; Danielle Anderson; George Nelson; Glenn Ramsey; Jane Culpepper; Joyce Skaff; Luci Dance; Lynne Rosewater; Abby Romaine; Ann Butler; Anne Wilson; Carole McCleery; Christopher Goodfellow; Don Hoskins; Frank Carelli; Gene Manno; John Byrd; John Mampe; Judy Shearouse; Lorene Schober; Mary Geiger; Rebekah Lafferty; Richard Hamilton; Richard McCleery; Russells; Sean Lafferty; Steve Bickel; Thad Crowe; Todd Swinderman; Frank Meeker; Donna Richardson-Drevniok; George Harnden; Judy Griswold; Marge Rooyakkers; Marianne McNeil; Mary Ann Ruznecki; Maryanne Taddeo; Sonja Zander  
**Subject:** Re: Planning Board Denies Salamander rezoning

Dennis, is there some place where the specific reasons for the denial are identified? Does the denial take the form of some written document? Thanks, Luke

Sent from my iPad

On Dec 10, 2014, at 6:33 AM, "Dennis Clark" <[denclark@cfl.rr.com](mailto:denclark@cfl.rr.com)> wrote:

If you weren't there or haven't heard yet, the Planning & Development Board denied the reclassification (rezoning) for the proposed Hammock Beach Resort Hotel on 16<sup>th</sup> Road. The vote was 3/2 to deny the application due to not meeting various Comp Plan criteria, with two board members not present (one absent and one had to leave by 10 pm).

There were a few surprises. The full story is available at <http://flaglerlive.com/73391/salamander-hammock-rejected/>

The Dec 9 meeting agenda and backup are available, along with the County staff slide presentation, at [www.flaglercounty.org/index.aspx?NID=1092](http://www.flaglercounty.org/index.aspx?NID=1092)

Dennis

## Adam Mengel

---

**From:** Luke Guttmann [lukelbg@aol.com]  
**Sent:** Wednesday, December 10, 2014 9:24 AM  
**To:** Adam Mengel  
**Subject:** Planning Board Action re Salamander

Adam, can you please provide me with a copy of the language of the motion as adopted? Thanks,  
Luke

Sent from my iPad

## Adam Mengel

---

**From:** Ron Boyce [rjbl126@aol.com]  
**Sent:** Wednesday, December 10, 2014 1:24 PM  
**To:** Charles Ericksen Jr.; Nate McLaughlin; Frank Meeker; Barbara S. Revels; George Hanns  
**Cc:** Craig Coffey; Adam Mengel; Sally A. Sherman  
**Subject:** Fwd: Please Support  
**Attachments:** DCDD Capacity Rule Amended.doc; ATT00001.htm

Sent from my iPad

Begin forwarded message:

**From:** Ron Boyce <rjbl126@aol.com>  
**Date:** December 10, 2014, 1:13:41 PM EST  
**To:** Ronald Boyce <rjbl126@aol.com>  
**Subject:** Fwd: Please Support

Begin forwarded message:

**From:** Ron Boyce <rjbl126@aol.com>  
**Subject:** Please Support  
**Date:** December 10, 2014 1:11:44 PM EST  
**To:** Ronald Boyce <rjbl126@aol.com>

Salamander Project and Vacation Rental Ordinances

Dear Commissioners,

Both these proposal should be approved. Here are the facts.

1. Water and Sewer will be provided for the newly develop Lodge. Once the Dunes files the proper permit to the St. Johns River Management District. Why would county staff recommend this project to move forward if that was not the case. See attached document.
1. This project is completely different than the last attempt to violate the DRI. This DRI has been closed out it is now a PUD. In addition this management company did talk with all sides. They have compromised on issues and have been very open.
1. Impact. What is now happening in zoned single family communities with the continued building of oversize vacation rentals in addition to illegal conversion of resold homes has had a greater impact on our resources, heath, safety and welfare of all residents in Flagler County.

The developer is proposing an additional 178 rooms that will be occupied by two people. That is 356 occupants. The occupancy is below the current occupancy of single family households in Flagler county per unit which is 2.42 and below the the Dunes Water District occupancy usage base on 2.5 people per household.

That being said the situation in vacation rental homes have far exceeded the Flagler County single family household and the Dunes Water District estimates. The average occupancy in these homes are between 10 and 12 occupants. The water usage has been 25,100 to the extreme of 52,150

gallons of water per month far exceeding the 7500 gallons allocated per month with an occupancy base on 2.5.

At the present time in Ocean Hammock we have approx. 69 transient vacation rentals homes with a total occupancy far exceeding 1000 with more planned if not regulated properly. In addition to the Cinnamon Beach condos with occupancies once again exceeding the average single family homes. These three bedroom condo's are not regulated and are being occupied by as many as 13 to 15 people. That's 2500 occupants which can change daily.

The impact created by these two different type vacation rentals is three to four times greater than the addition to 178 rooms.

1. Traffic- The Vacation rentals now operating unregulated in Flagler County bring in more vehicles per unit than a newly constructed 198 room hotel. This is a fact. There is a four bedroom vacation rental on my block that has been advertise as an eight bedroom for rent with as many as 10 vehicles park in front of it weekly. If we took an average of just the 69 vacation rental homes at four cars per each home that's 276 vehicles which far exceeds the parking requirements of the newly proposed Lodge.
1. Beach Capacity- People who rent vacation rentals from private companies do not have access to any of the amenities at the Hammock Beach Club. They will either use a pool in their yard if provided or use our public beaches. If this capacity if not regulated it will overrun our beautiful beaches. This will not be the case with the new Lodge. As all the visitors will have access to all the amenities offered by the resort including golf.

Flagler County can not afford to deny either proposals. Salamander project or the Vacation rental ordinances.

The county is currently working on receiving grant money for drainage issues. What would 4.1 million in additional tax revenue do for us per year? This revenue will be generated by the new lodge.

How can the County overlook their staffs recommendations? This development is in compliance with the Flagler County Land development code.

Why would you vote against improvements that will bring in more employment and better paying jobs?

Why would you disregard single family zoning? A single family household is define in zoning as a permanent occupancy. Base on the 2013 US census the average household size is 2.54. Why would you allow transient vacation rentals to operate with occupancies exceeding three times that amount?

Why would you consider DRI restrictions when it has no basis in this new development? Hammock Beach is located in a PUD along with Ocean Hammock and Hammock Dunes.

Why would you regulate occupancy in transient hotels, motels and bed and breakfast but allow commercial transient vacation rentals to go unregulated in single family communities? They are occupying these homes with 20 to 25 people per unit. This is the type of business that is effecting the health and safety of the residents of Flagler County.

A new Lodge development will bring in corporate business. It will give the county the opportunity to have discussions with companies planning to relocate their businesses. By approving both projects you will gain new opportunities for businesses and protect single family communities where these new neighbors could live and contribute to our county.

I would like to direct you to Cope vs City of Cannon Beach, 885 P.2d 1083 (Or. 1993)

Takings of property due to enforcing ordinances on vacation rental. It does not applied. It still permits rentals of the dwelling and it also permits the owners themselves to reside in the dwellings. Although those uses may not be as profitable they are still economically viable uses.

This decision was related to frequency. There ordinance prevents rentals from operating less than 14 days.

We as a county should not be intimidated by attorneys. There are many cases supporting the right to create vacation rental ordinances. In addition we should be pushing for sticker measures. Senate bill 354 fell short. We should not allow vacation rentals to operate for less than 7 days.

I am urging you for our county to pass both.

Thank you,

Ronald J. Boyce



<http://gotoby.com/news/article/2367/Flagler-Planning-and-Development-Board-Lives-Down-to-Expectations-with-Vote-Against-New-Lodge>

## Flagler Planning and Development Board Lives Down to Expectations with Vote Against New Lodge

**Palm Coast, FL – December 10, 2014 – COMMENTARY:** The Flagler County **Planning & Development Board** last night, ignoring county staff's strong support of the project, voted 3 to 2 against recommending approval of **Salamander's plan** to replace the ageing Hammock Beach Resort lodge with a 198-room lodge/hotel. The vote is a setback for the project, but the P&D board's decision is not final. The issue will go before the **Board of County Commissioners** on January 12, 2015 for a final decision.

The vote was not unexpected. The P&D board's lack of thoughtful deliberation on issues with environmental overtones was once again on exhibit. The board is decidedly "developer unfriendly."

Board members Michael Boyd and Pam Richardson voted in favor of the plan. Board members Thad Crowe, Michael Duggins and Russell Reinke were opposed. Board member Robert Dickinson was not present. Board member Laureen Kornel attended but left the meeting prior to the vote.

There were two issues on the agenda, both associated with the Salamander application.

1. Approve or Deny reclassification (rezoning) of four parcels to allow the construction of the proposed 198-room lodge/hotel, including restaurant, conference, clubhouse, ballrooms, and associated golf and retail facilities.
2. Approve, Deny or Approve with Comments the site development plan for the lodge and conference facilities.

My opinion on the Hammock Beach project is well documented in past GoToby.com articles (**see 'related stories'** above), but in summary, this is a "no brainer." (I resist the temptation to infer a linkage between my characterization of the issue and certain members of the P&D board.) Apparently, **Adam Mengel** was the only county-associated individual in the room with a complete grasp of the technical issues. He laid out a compelling technical argument from a planning/land use perspective.

**Michael Chiumento** and some members of the audience argued that the current proposal was simply a warmed over version of the one that was shot down in 2011. That is simply not true. That argument sounds a lot like the anti-City Hall folks who are still saying, *"We voted it down once (a decade ago). What is it about the word 'NO' that you don't understand?"*

Chiumento implied that he represented the Hammock Beach Condominium Association. In fact, there are four separate condominium associations and a homeowners association within the private community. It turns out that Chiumento represents only one of the four condo associations. I'm told that the association's board bent its own rules to engage Chiumento. The majority of the members voting were against bringing him in, but the board chose to interpret the non-voters as "YES" votes. (And why was Chiumento allowed to talk for 15 to 20 minutes when other public speakers were limited to three minutes?)

The difference between this proposal and the 2011 rendition is as pronounced as the different between Salamander, representing Lubert Adler now, and **Front Door**, Lubert Adler's 2011 front man.

The P&D board ignored county staff's recommendation. They ignored the fact that a majority of club members and residents favor Salamander's proposal. They also ignored the positive economic impact on the surrounding area, most of which is within Flagler County. There was no thoughtful deliberation.

**Their vote was not about the county. It was about how they felt individually about developers and about development in general.** To paraphrase one board member who lives in the Hammock, "When I look north and I see the Surf Club Towers. When I look south, I see the Hammock Beach towers. I don't want to look at any more towers." That is not a thoughtful deliberative comment. Nor is it germane.

There was a strong sense among attendees with whom I've spoken that the three 'NO' votes were locked in prior to the onset of the hearing.

The P&D board failed on two levels. On the first level, they didn't approve an eminently approvable project; one that would have a greater impact on the much sought-after goal of economic development than this county has seen in some time.

**It's not over yet. The BOCC has its chance to make up its own mind**, which leads to the second level of the P&D board's failure. There were two opportunities for the P&D board to vote. They voted against reclassification but elected to not vote on the site development plan.

If the BOCC approves the reclassification, they will not have the benefit of any P&D board input when they tackle the site development plan. The P&D board should have anticipated this. **But a vote on the site development plan would suggest thoughtful deliberation by the board prior to a vote, a process that was unlikely to happen. Plus it was getting late. One of six board members had already left, skipping out before the vote.**

## **Adam Mengel**

---

**From:** Thad Crowe [crowet6@gmail.com]  
**Sent:** Tuesday, December 16, 2014 10:39 AM  
**To:** Charles Ericksen Jr.; Frank Meeker; Barbara S. Revels; Nate McLaughlin; George Hanns  
**Cc:** Albert J. Hadeed; Kate Stangle; Craig Coffey; Adam Mengel; Gina Lemon  
**Subject:** Salamander Decision Findings

Commissioners, first of all thank you for your service to the citizens of Flagler Co. And thank you County staff for your often-challenging work on this and other County business.

I have confirmed that it is appropriate for the maker of a motion to address the decision-makers on a decision. I am doing this because there is a lot of confusing and conflicting information out there on this case, and the context of my motion and the prevailing Planning Board action needs to be very clear. I am speaking only for myself as my capacity as a board member.

In their presentation Staff cited a few key comp plan policies to support the recommendation of approval, and a Planning Board majority interpreted them differently. The prevailing premise was that the oceanfront hotel did in fact not represent "orderly, harmonious and judicious use of the land" and "a distribution of compatible land uses" (Future Land Use Element Goal A.1). This is because there would be a land use "collision" between on one hand the proposed hotel and on the other hand the tranquil public beach and established resort residential community. Despite a token 15-foot setback from the Coastal Construction line, the multi-story hotel would tower over and afternoon-shadow the public beach. The intended transitional zoning area between beach and Club buildings, now mostly open space and a smallish-Lodge will be swept aside, replaced with a massive, intensive structure and impervious parking area. The hotel's proximity to the beach would result in more crowded beach and less room to enjoy the "pristine rural" character of the beach, to paraphrase the administrative law judge. Even with turtle lighting measures in place the hotel ambient lighting will drive away nesting turtles. The public beach park is damaged by the placement of the hotel loading dock just north of it (with commercial vehicles accessing through the lot), and a probably-noisy mechanical yard just south of it. And the point must be made again that 16th Rd Park IS is a park, not just a parking lot since it provides direct access to long stretches of public beach.

I believe that this PUD reclassification would ignore a long-standing and original intent of the DRI to direct intensive uses away from the few public beach access points, so as to maintain the ability of locals to enjoy the beach, particularly after the loss of beach driving which allowed access to miles of beaches, now essentially limited to residents in walking distance. Hotel spillover parking in the beach parking lot and the beach impacts previously referenced would not enhance an established park and would diminish beach access, as intended by Recreation and Open Space Element Goal H.1. Due to its location immediately on 16<sup>th</sup> Rd. and its large size the hotel cannot meet Recreation and Open Space Policy H.1.3 and the A1A Scenic Highway overlay program intent to blend development in with the natural environment. This DRI is built out, established (and actually defunct), and there are no appropriate sites for hotels (except for possibly Jose Park along the ICW, now entitled for a multi-story condo).

Thanks for listening, and I hope everyone has a wonderful holiday.

Thad Crowe  
Vice-Chairman, Planning and Development Board

## Adam Mengel

---

**From:** Thad Crowe [crowet6@gmail.com]  
**Sent:** Tuesday, December 16, 2014 2:02 PM  
**To:** Barbara S. Revels; Frank Meeker; Charles Ericksen Jr.; George Hanns; Nate McLaughlin  
**Cc:** Albert J. Hadeed; kstangel@flaglercounty.org; Adam Mengel; Gina Lemon  
**Subject:** Salamander Decision Findings

Commissioners, first of all thank you for your service to the citizens of Flagler Co. And thank you County staff for your often-challenging work on this and other County business.

I have confirmed that it is appropriate for the maker of a motion to address the decision-makers on a particular decision. I am doing this because there is a lot of confusing and conflicting information out there on this case, and the context of my motion and the prevailing Planning Board action needs to be very clear. I am speaking only for myself as my capacity as a board member.

In their presentation Staff cited a few key comp plan policies to support the recommendation of approval, and a Planning Board majority interpreted them differently. The prevailing premise was that the oceanfront hotel did in fact not represent "orderly, harmonious and judicious use of the land" and "a distribution of compatible land uses" (Future Land Use Element Goal A.1). This is because there would be a land use "collision" between on one hand the proposed hotel and on the other hand the tranquil public beach and established resort residential community. Despite a token 15-foot setback from the Coastal Construction line, the multi-story hotel would tower over and afternoon-shadow the public beach. The intended transitional zoning area between beach and Club buildings, now mostly open space and a smallish-Lodge will be swept aside, replaced with a massive, intensive structure and impervious parking area. The hotel's proximity to the beach would result in more crowded beach and less room to enjoy the "pristine rural" character of the beach, to paraphrase the administrative law judge. Even with turtle lighting measures in place the hotel ambient lighting will drive away nesting turtles. The public beach park is damaged by the placement of the hotel loading dock just north of it (with commercial vehicles accessing through the lot), and a probably-noisy mechanical yard just south of it. And the point must be made again that 16th Rd Park IS is a park, not just a parking lot since it provides direct access to long stretches of public beach.

I believe that this PUD reclassification would ignore a long-standing and original intent of the DRI to direct intensive uses away from the few public beach access points, so as to maintain the ability of locals to enjoy the beach, particularly after the loss of beach driving which allowed access to miles of beaches, now essentially limited to residents in walking distance. Hotel spillover parking in the beach parking lot and the beach impacts previously referenced would not enhance an established park and would diminish beach access, as intended by Recreation and Open Space Element Goal H.1. Due to its location immediately on 16<sup>th</sup> Rd. and its large size the hotel cannot meet Recreation and Open Space Policy H.1.3 and the A1A Scenic Highway overlay program intent to blend development in with the natural environment. This DRI is built out, established (and actually defunct), and there are no appropriate sites for hotels (except for possibly Jose Park along the ICW, now entitled for a multi-story condo).

Thanks for listening, and I hope everyone has a wonderful holiday.

Thad Crowe  
Vice -Chair, Planning and Development Board

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 16, 2014 6:40 PM  
**To:** Michael Chiumento III  
**Cc:** Adam Mengel; Sally A. Sherman; Kate Stangle; Albert J. Hadeed  
**Subject:** Re: Hammock Beach / Salamander

Michael,

I am not directly involved in procedural aspects of this matter. I will forward this on to others to respond back to you addressing this issue.

Craig

Sent from my iPad

On Dec 16, 2014, at 4:16 PM, "Michael Chiumento III" <[michael3@palmcoastlaw.com](mailto:michael3@palmcoastlaw.com)> wrote:

Craig,

As you know, I represent Hammock Beach Club Condo Association. At the 1/12 BOCC hearing, I will be speaking on behalf of my clients. Per the published "*Rules of Procedure of County Commission Meeting*", I am asking in advance if I can have 20 mins to speak to the BOCC. It is intended that I speak for that short period of time to avoid delay and ensure that my clients' opinions are placed on the record.

Please let me know your thoughts.

Michael D. Chiumento III, Esq.

<image001.jpg>  
"Your Legal Team for Life"

**Email:** [Michael3@PalmCoastLaw.com](mailto:Michael3@PalmCoastLaw.com)

**Website:** [www.PalmCoastLaw.com](http://www.PalmCoastLaw.com)

<b>Palm Coast:</b> 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386)445-8900 ext. 32 Fax: (386)445-6702	<b>Ormond Beach (By Appointment):</b> 1414 W. Granada Blvd., Suite 4 Ormond Beach, FL 32174 Telephone: (386)868-5337
--	---

<image002.jpg> [vCard](#)

**Confidentiality Notice:**

This e-mail & any documents accompanying it contain confidential information belonging to sender which may be legally privileged. The information is intended only for the use of the individual or entity to which it is intended. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance upon the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by the speediest means available and discard this transmission and any documents accompanying same.

## Adam Mengel

---

**From:** Luci Dance  
**Sent:** Thursday, December 18, 2014 10:25 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: SaveTheHammock Facebook Page

---

**From:** Dennis Clark [<mailto:denclark@cfl.rr.com>]  
**Sent:** Wednesday, December 17, 2014 7:07 AM  
**To:** Hammock Community  
**Subject:** SaveTheHammock Facebook Page

Jd Southmayd, Ocean Hammock

Let us know if you are with us. Save the Hammock from development.

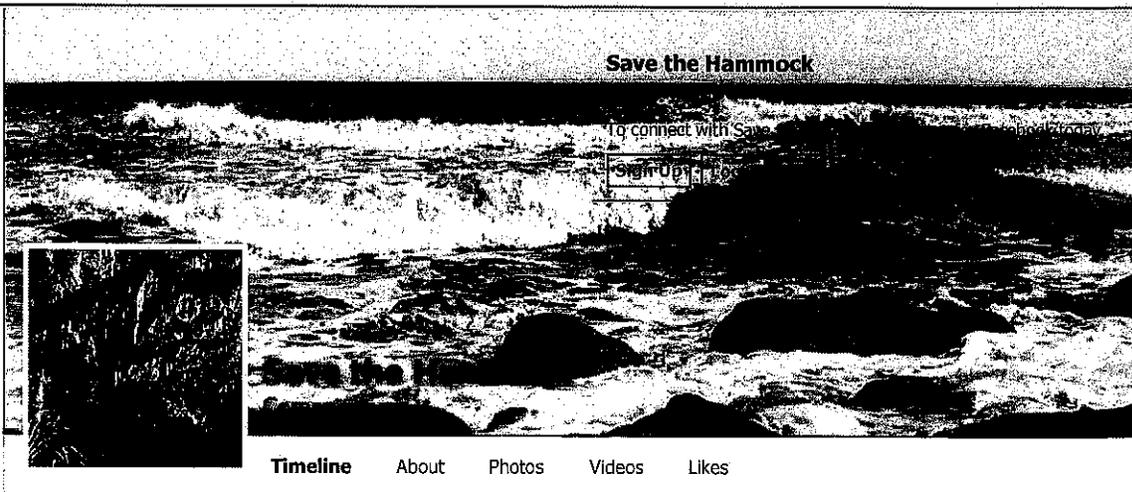
<https://www.facebook.com/SaveTheHammock>

Save the Hammock

Dedicated to preserving the pristine Hammock Beach area in Palm Coast, FL.

Email or Phone  Password

Keep me logged in  Forgot your password?



PEOPLE

145 likes

ABOUT

Email to vote NO [cericksen@flaglercounty.org](mailto:cericksen@flaglercounty.org), [fmeecker@flaglercounty.org](mailto:fmeecker@flaglercounty.org), [brevels@flaglercounty.org](mailto:brevels@flaglercounty.org), [nmclaughlin@flaglercounty.org](mailto:nmclaughlin@flaglercounty.org), [ghaans@flaglercounty.org](mailto:ghaans@flaglercounty.org)

PHOTOS



POSTS TO PAGE

**Demico- Ilardo Rosanne**  
Yesterday at 8:44pm

I recently moved to Flagler county and live in the C-section. We s... See More

Like · Comment · Share 1 1

**Crystal Denvir**  
Yesterday at 6:15pm

**Save the Hammock**  
15 hours ago

Email your county commissioners to vote NO: [cericksen@flaglercounty.org](mailto:cericksen@flaglercounty.org), [fmeecker@flaglercounty.org](mailto:fmeecker@flaglercounty.org), [brevels@flaglercounty.org](mailto:brevels@flaglercounty.org), [nmclaughlin@flaglercounty.org](mailto:nmclaughlin@flaglercounty.org), [ghaans@flaglercounty.org](mailto:ghaans@flaglercounty.org)

Like · Comment 1 Share

April Goerke, Margaret Russell and Joan Lawrence like this.

**Sharon Joyce Ellis** Yesterday at the Master Gardener Christmas luncheon, the rumor that a county commissioner is negotiating to swap the 16th Road access for a rocky beach up the road just south of Surf Club was discussed with the Hammock Commissioner, Frank Meeker. All ... See More

2 · 3 hours ago

**Save the Hammock**  
18 hours ago

**DID YOU KNOW:** The judge and the Governor of Florida concluded that the condominium unit owners "can expect a substantial loss (around 45 percent) in value to their properties"? Is that good for the residents or only those club members not adjacent to the proposed Beach Hotel..

Like · Comment

Margaret Russell, Vicky Ison and Joan Lawrence like this. Top Comments

**Zack Kelp Blaba**  
2 hours ago

**Cindy Greif** May I ask which condo owners you are referring to? Is not a boutique hotel replacing The Lodge?  
7 hours ago · Edited

**Save the Hammock** shared Jeffrey D Southmayd's photo.  
December 16

The proposed hotel site is in the middle of a busy sea turtle nesting ground. What effect do you think it will have on the nesting process?

Where exactly are they planning to build? When is this being presented for a vote?

Like · Comment · Share

1



**Jeffrey D Southmayd**  
Yesterday at 8:19am

📷 This is the shadow my house casts towards the beach. My house is le... See More

Like · Comment · Share

1 1

LIKED BY THIS PAGE



**NorthFloridaBicycleClub**



**Keepers of the Coast**



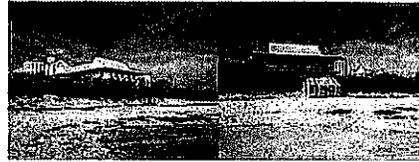
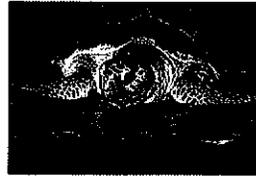
**Bike Florida**

English (US) · Privacy · Terms · Cookies · More  
Facebook © 2014

SEA TURTLE NESTING

Salamander has made no scientific showing on the potential impact of the construction of the hotel on the beach in a major sea turtle nesting zone.

WHAT DO YOU THINK IT WILL BE?



"Human use of nesting beaches can result in negative impacts to nesting turtles, incubating egg clutches and hatchlings. The most serious threat caused by increased human presence on the beach is the disturbance to nesting females. Night-time human activity can prevent sea turtles from emerging on the beach or even cause

Like · Comment · Share

1 Share

Margaret Russell, Joan Lawrence, Billy Andersen and 3 others like this.

Top Comments



**Sharon Joyce Ellis** Sonja Zander the turtle patrol for this area said that the Salamander beach is truly terrible for turtles and she is there every morning.

1 · Yesterday at 3:07am



**Timothy A. Hale** It is great news that the number of nests set new records last year - but we must stay vigilant. Especially with the growth of coyotes increasingly digging up nests. Salamander's Lodge proposal is SHORTER than the current Lodge building and 15ft FUR... See More



**Volunteers, workers help protect sea turtle nests**

Mike Daley hits the beach on Canaveral National...

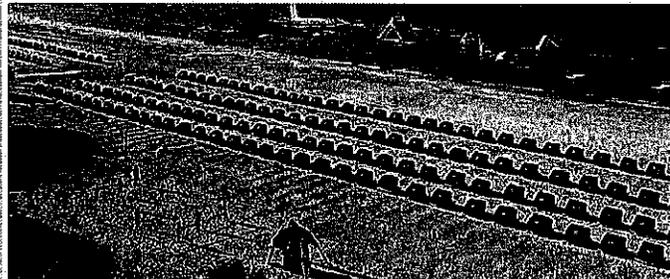
NEWS-JOURNALONLINE.COM

December 16 at 7:16pm



**Save the Hammock**  
December 16

Coming soon to The Hammock if the Salamander/Lubert-Adler development plan is approved by the County Commissioners.



Like · Comment · Share

Tony Marino and Billy Andersen like this.

Top Comments



**Demico-Iardo Rosanne** Sherry, where do you think the hotel guests will sit? They might not be cabanas, but lounge chairs. The hotel would have to provide at least 200 for the number of rooms, and that will be in addition to the ones already in use. These hotel guests will not care for the beach as the locals do. Take a look at the visitors and litter in Daytona.

2 · 11 hours ago



**Margaret Russell** too true . As it is they don't like us natives disturbing their guests with our chairs

2 hours ago



**Sherry Crimmins** This picture is of some beach resort in the islands of the Caribbean. The Atlantic Ocean would not support these "playthings" in the water. And there will never be that many cabanas on the beach if any at all. Poor comparison.

2 · Yesterday at 5:20am

View 3 more comments



Save the Hammock  
December 12



Like · Comment · Share

James May, Margaret Russell, Vicky Ison and 3 others like this.

Top Comments



**Zack Kelp** Russian money goes along way  
2 hours ago



**Margaret Russell** Ouch!  
2 hours ago

View 1 more comment



Save the Hammock shared Flagler Surf. com's photo.  
December 11

Protecting the beauty of what we have in #FlaglerCounty is important!

Feeling pretty lucky, right now~



Like · Comment · Share

Peggy Siciliani, Margaret Russell and 2 others like this.



**Save the Hammock**  
December 10

We are here to gather support and protect the place we love and call home. Please share this page and message.



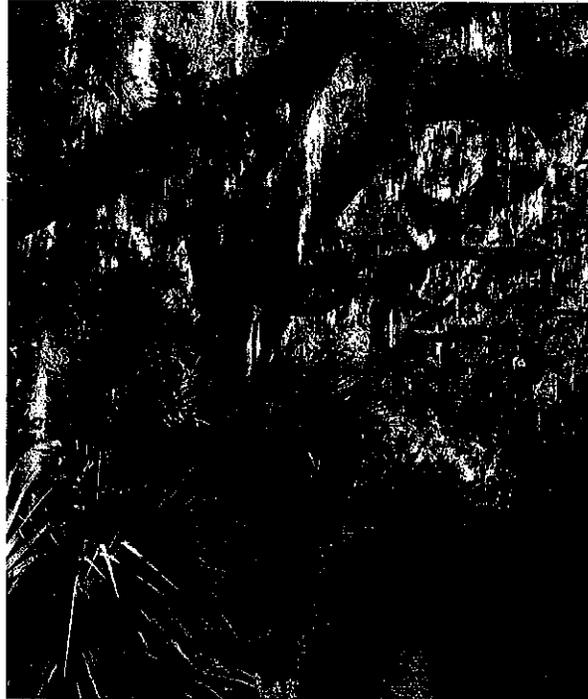
Like · Comment · Share

30 Shares

Peggy Siciliani, Anita Heisley Harrington, Margaret Russell and 11 others like this.



**Save the Hammock** changed their profile picture.  
December 9



Like · Comment · Share

Peggy Siciliani, Anita Heisley Harrington, Margaret Russell and 8 others like this. [Top Comments](#)



**John Crimmins** Her point, Debbie Blanche Clark is that it is not within the Ocean Hammock community. Will be untouched and the picture is not relevant to the proposed development. Kind of like the picture of a Caribbean beach. FYI we walk that area. Don't use a bike.

1 · 18 hours ago



**Debbie Blanche Clark** My point, John Crimmins, is that the Hammock is more than Ocean Hammock. Everyone who lives on this section of the island is part of the Hammock and decisions that are made have an impact on ALL of us.

2 hours ago



**Debbie Blanche Clark** I don't know where you live, Sherry Crimmins, but this is the bike path in the Hammock. Try stepping outside of your property and see the real thing!

1 · 20 hours ago

2 Replies · 2 hours ago

View 1 more comment



Save the Hammock changed their cover photo.  
December 9



Like · Comment · Share

Peggy Siciliani, Felida Stuckey Earls, Margaret Russell and 7 others like this.



Save the Hammock changed their cover photo.  
December 5



Like · Comment · Share

Peggy Siciliani, Margaret Russell, Vicky Ison and 4 others like this.

Top Comments



Lorene Schober Lets keep it this way.  
17 hours ago



Sherry Crimmins A typical day at the beach! Finally something that is accurate!  
Yesterday at 5:26am



Save the Hammock changed their profile picture.  
December 5



Like · Comment · Share

Peggy Siciliani, Margaret Russell, L. Shannon Andersen and 2 others like this.



**Sherry Crimmins** More rocks! They will still be there!  
Yesterday at 5:27am

[See More Stories](#)

## Adam Mengel

---

**From:** Frank J. Meeker [fmeeker@bellsouth.net]  
**Sent:** Thursday, December 18, 2014 8:28 AM  
**To:** Craig Coffey; Adam Mengel  
**Subject:** FW: Salamander Hotel Project

For the file

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

**From:** John Bettencourt [mailto:jvbetten1@aol.com]  
**Sent:** Wednesday, December 17, 2014 9:25 PM  
**To:** Frank J. Meeker  
**Subject:** Salamander Hotel Project

Hello Frank, I hope you are doing well!

I want to pass along my letter to the Daytona Beach Journal regarding the Hotel Project. Please see the below link...

<http://m.news-journalonline.com/article/20141205/OPINION/141209756/1031/OPINION02?Title=Letters-to-the-editor-for-Friday-December-5-2014>

Recently, I have heard of additional land swaps and most everything else so this project will go through.

If Flagler County is not going to protect citizens from 'we need growth' , bed tax cries....we should eliminate all restrictions, real estate controls, zoning etc. as they mean little.

Some believe they can be changed at the whim of big money, major corporations who wield their power.

If this goes through, I will have been duped in major proportion. My whole career was traveling to metropolitan client locations; upon retirement we wanted a quiet residential setting. The LA assurance that no one could ever build on HBC plat 35 was very comforting / convincing. We bought here.

Your administrator , staff and business development teams need to find other revenue options without breaching the trust of residents who have to live with this Hotel be crammed into this small space...land swap or no swap.  
That's their job!

Yes, perhaps I'm the Ghost of Business past....where a commitment was a commitment , and a handshake / signed contract meant something. I hope I am reading the events leading up to the Commissioners meeting incorrectly. If approved, I will be very, very disappointed. I need to convey my feelings, no response back is expected.

Thank you for considering ALL factors in this Hotel expansion request....tangible and intangible.

Best wishes to you and family for a joyous Holiday Season.

John Bettencourt

Sent from my iPad=

*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 Beach, and have been here since. I am not against growth, but it seems one large hotel allows for more and more. Please be careful in allowing more expansion, or this little beach town will go the way of Clearwater.

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Friday, December 19, 2014 7:45 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Letters of Support for Salamander Hotels

---

**From:** Charlie Ericksen [mailto:cericksen@cfl.rr.com]  
**Sent:** Friday, December 19, 2014 3:52 AM  
**To:** Craig Coffey; Albert J. Hadeed  
**Subject:** Fw: Letters of Support for Salamander Hotels

This was the cover letter ,that was supposed to have the supporting document , I sent you in my other email..  
Charlie

**From:** Rebecca DeLorenzo  
**Sent:** Thursday, December 18, 2014 10:04 AM  
**To:** cericksen@cfl.rr.com  
**Subject:** Letters of Support for Salamander Hotels



December 18, 2014

Good morning,

I am writing to ask you to join the board of directors of the Flagler County Chamber, the Hammock Business Association and Flagler County Home Builders Association in supporting Salamander Hotels' proposed expansion and renovation of the Lodge at Hammock Beach Resort. Salamander is seeking approval to invest \$72 million to construct a 198-room luxury hotel on its property. Given the near- and long-term economic impact this development will have on our community, the chamber's board of directors voted to support this effort, and is encouraging members to voice their support as well.

The attached document details the project, its scope, benefits and concerns, results of a property owners' straw poll and the case for business support. If you share the opinion that this project will have a positive regional impact and warrant the support of business communities in Flagler, St Johns and Volusia counties, we need your help. Between now and January 12<sup>th</sup> when the Flagler County Commission will consider the Salamander application, we are gathering support letters from members that are addressed to each of the Flagler County Board of County Commissioners. We will consolidate these letters and present them for the commissioners' consideration the week of January 5<sup>th</sup>. Here's how to show your support:

- Prepare *five signed letters on your letterhead* and address one to each county commissioner: Frank Meeker, Nate McLaughlin, Barbara Revels, George Hanns and Charlie Erickson.

- Send or drop off your letters of support at the Chamber to my attention (or Gretchen Smith's) no later than January 6. We are also willing to pick them up from your office.

Key messages to include in your letter:

- **SIGNIFICANT INVESTMENT** – At \$72 million, 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.
- **JOB CREATION** – As a county with exceptionally high unemployment Flagler should not pass up the job creation opportunities this project creates – 314 construction jobs, 150 full and part time jobs. A total of 464 jobs created! In addition, this project will protect the 400+ jobs currently at the Resort.
- **ECONOMIC BENEFIT** – With nearly \$4 million in County Taxes over the first 4 years, \$6 million in State Taxes and \$55 million in meeting and conference visitor economic benefit, this is one of the largest incremental economic opportunities under consideration in Flagler County. The economic benefit to the overall community is very high and much desired.
- **COMMUNITY VALUE AND QUALITY** – Hammock Beach Resort has proven to be an economic boon to the 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. A premier world-class resort in Flagler County will bring value to the entire community.
- **RESPONSIBLE DEVELOPMENT** – This project is a balanced development plan that embraces and promotes the natural environment within the Hammock, while renovating and creating a new world-class facility.

Please contact me with any questions about this important grassroots effort. Also, if you are willing to speak during the public comment period of the Board of County Commissioners meeting to express your support, please let us know. With your help, we can send a clear message that Flagler County's business community supports economic development and this project.

With gratitude,



Rebecca DeLorenzo, CAE  
President & CEO

---

This email was sent on behalf of Flagler County Chamber of Commerce by ChamberMaster, 24400 Smiley RD Ste. 4, Niswaw, MN 56468. To unsubscribe [click here](#). If you have questions or comments concerning this email or ChamberMaster services in general, please contact us by email at [mailto:support@chambermaster.com?subject=Comments%20regarding%20email%20from%20Flagler County Chamber of Commerce\[1747.154943\]&cc=<cm:replaceTerm\\_ChamberEmail>&body=Comments%20regarding%20email:%20Subject=%27Letters of Support for Salamander Hotels%27\[1747.154943\]%0A%0A\[Start Your Message Here\]](mailto:support@chambermaster.com?subject=Comments%20regarding%20email%20from%20Flagler%20County%20Chamber%20of%20Commerce[1747.154943]&cc=<cm:replaceTerm_ChamberEmail>&body=Comments%20regarding%20email:%20Subject=%27Letters%20of%20Support%20for%20Salamander%20Hotels%27[1747.154943]%0A%0A[Start%20Your%20Message%20Here]).

ChamberMaster is a registered trademark of MicroNet Incorporated.

*This document provides background information on this critical economic development project.*



### **About The Project**

When the Club at Hammock Beach opened on June 4th, 2004, it was hailed as one of the finest new resort communities on the East Coast. Unfortunately, after a severe economic downturn, the Resort was left without adequate funding to perform capital improvements on a normal life cycle, resulting today in a physically outdated appearance and an aging mechanical infrastructure. The existing lodge building, nestled between the front and back nines of one of the best golf courses on the East Coast, epitomizes the deterioration that has taken place.

Several resorts that compete with Hammock Beach to the north and south have completed multi-million dollar renovations in the past two years and are attracting clients from the all-important group markets who have been loyal to Hammock Beach in the past and needed in the future.

Over the past 18 months, Salamander Hotels & Resorts has considered options that will improve the aging infrastructure while reversing the declining business trends. To effectively compete for mid-week business from large corporate groups, management determined that the Resort required a minimum of 325 hotel-like accommodations with complementing conference facilities. Equally important, the necessary expansion would include much needed improvements to many existing facilities.

### **Scope of Project**

- Project build is on existing acreage and within the same footprint.
- Lodge uses are same as or in keeping with those originally approved in 2001.
- Objective: To stabilize and enhance the property.
- New Atlantic Grille, golf facilities and improved amenities.

Situated between the 18th green of the Ocean Course and 16th Road, the new Lodge has a peak roof height no higher than the existing Lodge. Its position is no closer to the beach dune line and the 18th green than the existing Lodge. The proposed Lodge entrance features an inviting one story glass enclosed structure designed to provide unparalleled ocean views, and will be balanced by North and South wings offering stylish and spacious ocean view guest rooms, larger and newer than those offered by competing properties.

The additional conference space and meeting facilities will give Hammock Beach Resort the competitive edge necessary to secure corporate group business. This mid-week group business will significantly elevate occupancy and average rates, while keeping business volumes at a constant level that supports onsite food and beverage operations 5 to 7 days a week. It will also balance golf play 7 days a week, making the clubhouse facility more viable to operate on a regular basis. There is also the potential for increased utilization of the Sundancer Yacht, which, in turn, will increase awareness of the Palm Coast area and generate interest in potential business and residential relocations.



## Current Lodge



## Proposed New Lodge



### Benefits

- An estimated economic impact of \$55 million as a result of influx of visitors to this “destination” property
- Tax revenues of \$3.9 million over first five years
- New jobs, first in construction, then in full and seasonal hospitality jobs, yielding a welcome and positive impact on local unemployment rates
- Protects more than 400 Hammock Beach jobs while increasing wages for some associates
- Better maintained landscaping that will adhere to environmental concerns; use of native and hardy coastal Florida plant materials will complement the architecture within Resort and along perimeter zones
- Improved parking at the Lodge
- Increased opportunities for convention and conference business with more than 7,700 SF of additional meeting and conference space
- There will be no impact to wetlands or dunes

### Concerns

- Resort is in slow decline. Erosion of assets & facilities is negatively impacting new memberships and the ability to attract corporate business
- Existing plat does not allow for a hotel to be built (see bottom of page 3)
- Status Quo for Hammock Beach Resort is not sustainable
- Length of Construction – 2+ years
- Elimination of native plants and potential impact on wildlife (turtles); loss of Scrub Oaks
- Increased traffic on 16th Road
- Loss of restaurant use (Atlantic Grille) during construction
- Parking would be insufficient
- Possible damage to cars in parking lot from golf ball loss
- Current business model cannot be sustained into the future causing significant negative impact to the county

### Proposed New Lodge Facilities

#### CLUB MEMBER FACILITIES

- Member locker rooms – 1,520 SF
  - Member club rooms – 1,800 SF
  - Member billiards room – 1,400 SF
  - Private dining – 600 SF
  - Member library – 780 SF
- TOTAL = 6,100 SF

#### PUBLIC & GUEST FACILITIES

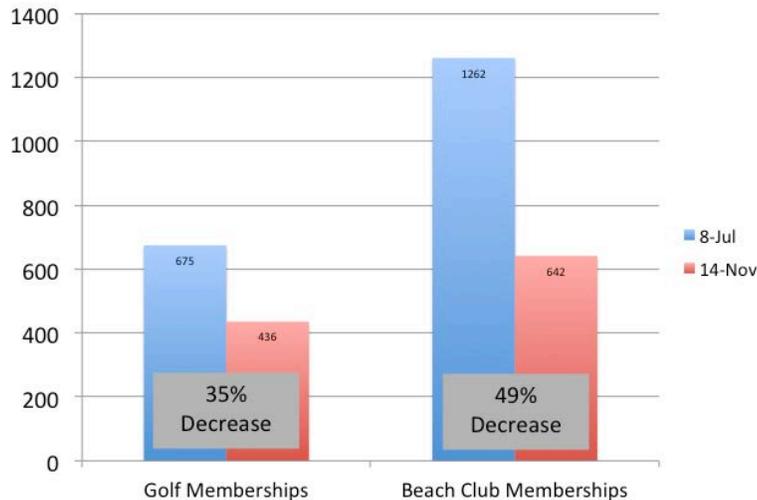
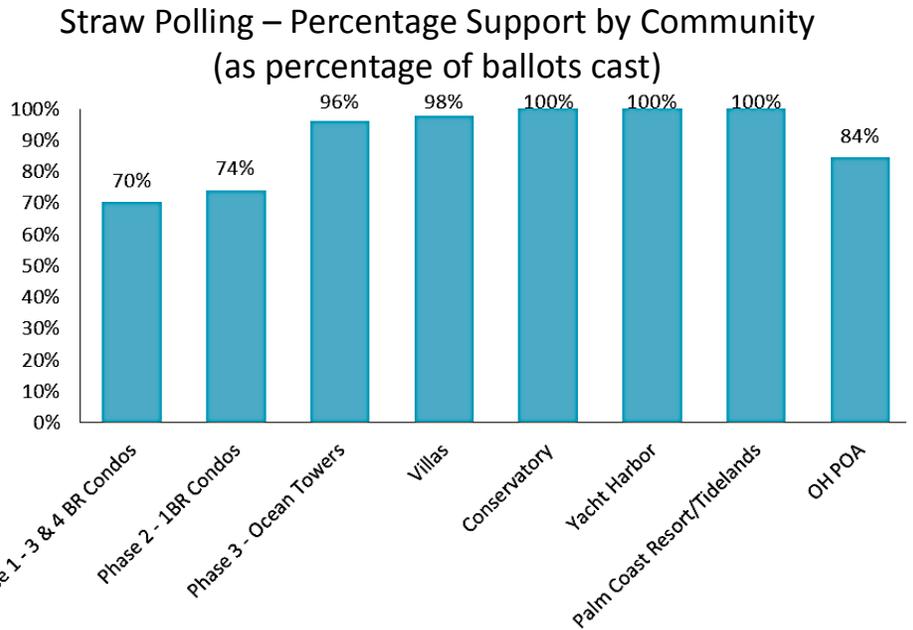
- 198 total guestrooms – 450 SF each
  - Pro Shop – 1,800 SF
  - Locker Rooms – 1,800 SF
  - Restaurant – 3,300 SF
  - Bar & lounge – 1,650 SF
  - Conference ballrooms – 5,400 SF
  - Meeting rooms – 2,300 SF
- TOTAL = 105,350 SF

# Property Owners Straw Poll – April 2014



**Total Poll Results**  
**86% Support**  
 (412 total ballots cast)

**Membership Trends**  
 2008-2014



Over the past five years, as the efficiency of the current Lodge has declined the need for capital investment for renovation and update has increased, while the membership has declined. This decline in revenue from new or renewing memberships has eliminated a portion of funding typically used to maintain the property. The Salamander New Lodge proposal is a \$72M capital investment of funding that will improve the property’s appeal to both potential new members and visitors who bring tourist dollars to the community.

A question that has been asked is does the Salamander plan (total of 325 room) hotel conform to the “Golf Course Plat” Restriction?

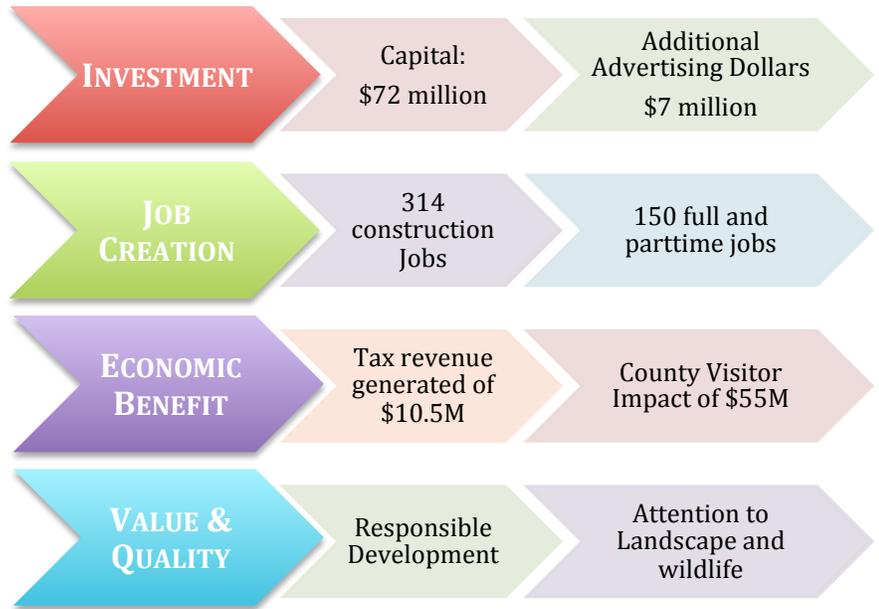
The answer is contained within the plat addendum and says that the [original] Golf Course Plat allowed for and included the golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or other appropriate recreational uses **approved by the Board of Commissioners**.

The proposed Lodge is consistent with those restrictions, based on the 2001 approval of the current, smaller Lodge. The County Administration and Staff are in agreement that using the land for a 198 room hotel is permissible, and does not over impose on the current golf course nor does it pose any environmental concerns. Salamander is now seeking Board of Commissioner approval as is required.

# Business Support for the Salamander New Lodge Proposal

Both the Flagler County Chamber of Commerce and the Hammock Business Association support this project 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 464 jobs created! In addition, this project will protect the 400+ jobs currently at the Resort.
- 3) **ECONOMIC BENEFIT** – With nearly \$4M in County Taxes over the first 4 years, \$6M in State Taxes and \$55M in meeting and conference visitor economic benefit, this is one of the largest incremental economic opportunities under consideration in Flagler County. The economic benefit to the overall community is very high and much desired.
- 4) **COMMUNITY VALUE AND QUALITY** – Hammock Beach Resort has proven to be an economic boon to the 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. A premier world-class resort in Flagler County that brings value to the entire community.
- 5) **RESPONSIBLE DEVELOPMENT** – This project is a balanced development plan that embraces and promotes the natural environment within the Hammock, while renovating and creating a new world-class facility that will become a leading eco-tourism destination.



## WE NEED YOUR SUPPORT

If you share our opinion that this project will have a positive regional impact and warrant the support of our business communities in Flagler, St Johns and Volusia counties, please write a separate letter addressed to each member of the Flagler County Board of County Commissioners:

**Frank Meeker  
Nate McLaughlin  
Barbara Revels  
George Hanns  
Charlie Erickson**

### *Send Your Letters of Support to:*

Gretchen Smith  
Government Affairs Director  
Flagler County Chamber of Commerce  
20 Airport Road, Suite C  
Palm Coast, Florida 32164  
Direct: 386.206.0953 | Main: 386.437.0106  
Cell: 386.793.0717  
[gretchen@flaglerchamber.org](mailto:gretchen@flaglerchamber.org)

**WE WILL CONSOLIDATE FOR PRESENTATION  
TO THE COMMISSIONERS**



Produced by: The Holley Group, LLC  
520 Palm Coast Pkwy SW, Suite 201  
Palm Coast, FL 32137  
(386) 283-5907

## Hammock Beach Club Lodge Conflict Heats Up

**Palm Coast, FL – December 21, 2014** – The conflict over whether or not Salamander should be allowed to build a 198 room lodge-hotel on the same spot occupied by the existing lodge is heating up. The stakes are high, with \$72 million in capital investment , plenty of local economic impact and several jobs on the line.

The well organized group formed to stop the project rallied about 50 blue-shirted supporters to two successive P&D Board meetings. The group is also reportedly reaching out for professional marketing assistance. Their "**Antagonist in Chief**," **Jeff Southmayd**, recently wrote to the individual members of the **Board of County Commissioners**.

---

**WNSS-FM 89.3**

**The Christian Radio Voice**

**of Flagler County & Palm Coast**

**4 OCEAN RIDGE BOULEVARD SOUTH**

**PALM COAST, FLORIDA 32137**

**386.447-7108 FAX 888-557.3686**

**WNSSFM@AOL.COM**

**WEB: WWW.WNSSFM.COM**

From: JEFF SOUTHMAYD-PD <wnssfm@aol.com>

To: cericksen <cericksen@flaglercounty.org>; fmeeker <fmeeker@flaglercounty.org>; brevels <brevels@flaglercounty.org>; nmclaughlin <nmclaughlin@flaglercounty.org>; ghaans <ghaans@flaglercounty.org>

Sent: Wed, Dec 17, 2014 9:31 pm

Subject: The Proposed Salamander Hotel on the Plat Restriced (sic) Open Space Next to Old Salt Park

The Christian community in Flagler County is very concerned about this proposal since it appears to sacrifice the rights of the county residents to the desires of private developers.

Please contact me for a media interview.

If I don't hear from you, I will assume you side with the developers and aren't concerned with the local county residents (sic) needs and interests and will report the story accordingly.

Thank you.  
Jeff Southmayd  
President

---

[**Toby's comments:** The parcel is plat restricted, however, the county staff, in its recommendation to approve the project, determined that the plat restriction does not apply to the proposed structure. Signing the email as president of a Christian radio station, Southmayd suggests that he speaks for the Flagler County Christian community. I doubt that he does.]

**A recent exchange with Salamander president, Prem Devadas, is more enlightening.** Southmayd challenges Devadas with several slanted and disingenuous questions and rumors (many of them likely started by Southmayd or his group).

Devadas response is polite, in stark contrast with Southmayd's tone. The juxtaposition of questions heavy on innuendo and light on facts with Devadas's complete and factual answers is enlightening. And Devadas chose to speak in his reply not only to Southmayd, but also to the entire Hammock Beach Club membership, a move unlikely anticipated by Southmayd.

**GoToby.com is firmly in favor of the Salamander proposal. Southmayd's group has been successful until now in framing the issue as a choice between the status quo and an intrusive hotel on the beach. After reading the following exchange, you will understand why the status quo is unsustainable. The financial well being of one of the county's largest employers and economic engines is at risk. Its future and the future of Flagler County are at risk as well.**

**The Board of County Commissioners will take up the issue January 12, 2015. If they cannot approve the Salamander plan, one should wonder what they would approve. I urge you to contact the BOCC (Southmayd conveniently provides their email addresses in the email header above) and let them know what your thoughts are.**

---

### **Southmayd - Devadas Exchange**

Dear Members,

Recently, I received a note from one of our members, Jeff Southmayd, advising me of numerous rumors being circulated about our Lodge proposal and posing several questions to me for clarification. Because the majority of issues which he raised pertain directly or indirectly to our membership, I felt that it would be helpful to share my response to him with all of you.

Dear Jeff

Below please find my responses to the questions which you sent me last week. Thanks for your patience. I have been traveling this week and just returned to Middleburg.

- 1. It is rumored that in the event the hotel project is denied there will be an increase in the club membership dues, but if the hotel project is approved we will never receive such a dues increase as long as Salamander/LA manage/own Hammock Beach?***

With regard to increases in membership dues, I have publicly stated in several meetings that there will be no attempt to increase dues as a result of the many improvements to member facilities and services that we propose as part of the new Lodge development. Furthermore, I have stated that there will be absolutely no member dues increase during the New Lodge construction period. After the New Lodge is built, any future membership due levels and associated increases would be of a normal, inflationary nature unlike the recent 7% increase that has occurred at the Hammock Dunes club. The positive economic impact created by the new Lodge will ensure that Club operations are stabilized and can grow, which is the best way to ensure that future assessments and abnormal increases in dues can be avoided.

If the new Lodge is not approved, we will continue to use our best efforts to minimize future member dues increases. However, if we cannot find a way to fund necessary improvements, which is a stated objective of our new Lodge proposal, deferred maintenance of the facilities and the golf courses will catch up to us sooner rather than later, and we will be forced to take necessary action to keep the Club viable, which may include significant increases in annual dues

- 1. It is rumored that in the event the hotel project is denied, Salamander will terminate its management of HB and we will be faced with a new management group who might not do as credible a job here as you all do?***

Salamander's goal from the very beginning has been to operate Hammock Beach on a long term basis. We believe that the resort and club can be known as one of the finest of its kind in the country if a sustainable solution can be found to address current financial challenges. We have a vision for the Club's future, and as experts in the luxury hospitality industry, we are certain that the development of the new Lodge is the only viable way for us to accomplish this. We also have developed strong relationships with many of our members and have grown fond of Hammock Beach.

Having said that, like most other hotel companies, we have standards that define our luxury brand, and at some point, if the condition of the physical property prevents us from delivering on our brand promise, then we must make necessary decisions to protect the integrity of our brand, which could ultimately include the termination of our relationship with Hammock Beach Resort. We want to do everything possible to avoid reaching that point. I should also add that based upon Salamander's reputation, we have succeeded in reestablishing Hammock Beach in the prestigious Preferred Hotels and Resorts collection. Each year, Preferred conducts an inspection of their properties to ensure compliance with their physical and service standards. I am very concerned that they will require us to commit to improvements soon or risk being removed from the collection. This should be concerning to others in the rental program because they function as Hammock Beach's booking engine and a key generator of group business leads.

As you may know, our team has recently achieved accolades for Hammock Beach Resort from Travel & Leisure Magazine Readers Poll as the top resort in Florida and #5 family resort in the United States. And we were just informed this past week that Golf Digest's Best Golf Buddies course rankings list our Nicklaus Course #11 and the Conservatory #13 among all Florida courses. Our team continues to work hard to make Hammock Beach the best that it can be, but we cannot sustain these accomplishments without significant improvements. This should be a matter of great concern to any Hammock Beach property owner who cares about their long term membership and property values.

- 1. Are Salamander and LA willing to enter into a written contract with the property owners in Ocean Hammock, Northshore and Hammock Beach and the club members that will specify the exact improvements that will be made in the event the hotel project is approved and the proposed timing for the implementation of those improvements?***

I have stated many times that we are willing to have a written legal agreement with property owners which confirms our commitment to making the many improvements to existing facilities which will be triggered by County Approval of the new Lodge and the new Club facilities that will be available upon the opening of the new Lodge. As you may know, these improvements have already been outlined in writing within the Town Hall Meeting notice which we sent to all property owners in March and which I reiterated during our presentation to owners on April 5, which as you know has been recorded and made available to all owners. Furthermore, our original application to Flagler County's Planning Board which we filed in August includes the very same commitments to these improvements.

- 1. It is rumored that Salamander/LA have been operating HB at a significant loss since Salamander came on the scene (operating expenses exceed income/revenue from all sources) and without the hotel Salamander's presence here is not sustainable. Are you willing to allow me and a group I chose of CPA's who are members to review your operating statements? I think you made this offer to me at the HCC meeting.***

Contrary to this rumor, I have stated in many public meetings, including County Planning Board meetings that Salamander was successful in turning "staggering losses" which we inherited at the end of 2011 into a marginal profit at the end of 2012, thus stemming the bleeding which threatened the Club's viability. In turn, we have reinvested this modest cash flow to make necessary improvements, primarily to the golf courses, including the new greens at the Conservatory which had received many negative comments from members and guests over the past few years. We also reserved \$400k as our contribution to the much needed lobby renovation. Perhaps most importantly, we were able to give our outstanding staff much deserved wage increases after several years of wage freezes under previous management along with the reinstatement of benefits and performance bonuses for deserving managers. Unfortunately, we will not generate as much profit in 2014 as in the previous year because of the drop in group business caused by the deteriorating state of our facilities coupled with the hundreds of millions of dollars in recent improvements by our competitors, particularly Amelia Island Plantation. Even while our team has achieved award winning accolades for lodging and golf courses and our family leisure business in the larger rental condos has increased, the continued loss of group business, which is the most profitable revenue center for any destination resort, will ultimately put us back in the red if we don't find a way to become more competitive.

I must also correct your comment about my offer to you at the HCC meeting. There was no discussion about sharing operating statements. In response to you publicly questioning my word about our agreement to invest with Lubert Adler in Hammock Beach, I offered, in front of the entire group, to sit with you privately and show you the section of our contract pertaining to the investment. All I asked is that you come back to a future HCC meeting and let everyone know that my statement about this is factual. At the time, you declined my offer, but please know that the offer still stands.

- 1. What is the status of the HB lobby remodeling project that I understood would start in the Fall 2014? Has it been abandoned?***

As I mentioned in the previous section, we have reserved \$400K to enhance the lobby renovation. Our interior designer, who also designed world class lobbies with me at the Sanctuary at Kiawah Island and Salamander Resort in Middleburg, has visited Hammock Beach and we have agreed to a contract for her design services. We have been ready to work with the Association Board to design and execute a significant lobby renovation for months. Unfortunately, despite our best efforts, and up until a recent discussion on November 20, 2014 with Tim Digby, the current property owner Board Members of the Association have chosen to not engage with us about the renovation other than proposing an onerous agreement to us a few months ago which, among other things, sought to limit rights of usage which the resort guests and club members who we represent currently enjoy. I am still hopeful that we can move forward with the Board and combine our resources to elevate the

resort and Club, but I am not sure what we can do short of only addressing the portions of the lobby which we control such as the bar, retail shop and reception areas. Honestly, I have never been faced with a situation where I offered funding to help improve common areas with no strings attached, and that offer was not accepted.

- 1. In the event the hotel project is denied will Salamander/LA undertake the renovations of the Lodge, fitness center and spa that is needed to return the facilities to "first class" status which I understand is the only way in which Salamander operates, or will they be allowed to continue to deteriorate?***

The approval of the Lodge holds the key to our obtaining additional funding to refurbish those areas which you mentioned in addition to restaurants, bars, and enhancements to the existing golf halfway house, all of which are addressed in our proposal. Additionally, the new Lodge proposal gives us the opportunity to develop new member-only facilities which are incorporated into our current design. Without a new business plan that includes the new Lodge, there is no renovation financing available for a resort that is barely generating cash flow.

Nearby Amelia Island Plantation provides an excellent case study of what I am describing. The previous resort owner was unable to obtain financing to make improvements to facilities which were in dire need of renovations. Conditions deteriorated over several years, and the resort and club fell into bankruptcy in 2010. The property was subsequently purchased by Omni Hotels on the premise that if they could add additional hotel rooms and conference space to the existing resort, they could make it a viable business and feasibly enhance the club's amenities. In early 2013, Omni completed an expansion which included the addition of 155 guest rooms that were incorporated into three new six and seven story tower buildings, adding to the existing 249 hotel rooms; they also increased their program by adding another 30,000 square feet of conference space. Their plan is working, with recent articles reporting that hospitality revenues, driven by higher occupancy and rates, have significantly increased at Amelia Island in 2014. Furthermore, their owners' rental villa occupancy has increased, and real estate values are on the upswing.

Our Lodge proposal is much more modest in scale than theirs, but because our plan incorporates larger and more luxurious guest rooms, we can charge higher rates and generate financeable income with less rooms and conference space. It would be worthwhile for you to better understand what has happened at Amelia, a real life scenario just up the road.

- 1. In the event the hotel project is approved, is Salamander/LA willing to refund the membership fees paid by members to join the club who don't support the project in the event they want to terminate their memberships and promptly after such notification?***

Hammock Beach Club Membership Bylaws govern our policy making, including the rules pertaining to membership deposit refunds, and Club Membership Agreements explain membership resignation processes. Consistent with practices which exist today, any deviation from, or change in, current bylaws involve careful review and thorough analysis, evaluation, and discussion. We will continue our practice of keeping members informed and solicit input as we form policies and make important decisions.

- 1. Does Salamander/LA have any plans to complete the construction of the Fred Couples Golf Course at The Gardens At Hammock Beach? If the hotel were built at that location would the golf course be completed and made available for the use of the members as promised by LA in 2006 when it purchased Hammock Beach?***

Salamander does not have a contract with LA to manage the Gardens or any other properties outside of the Club, so I have no knowledge of their intent with regards to the golf course you are referring to. I suggest that you speak with Daniel Baker, who I am sure will respond to your question.

I will say that we would never be involved with a hotel development at the Gardens. The new lodge proposal is feasible because it incorporates the existing one bedroom condos, which are walking distance, to create enough accommodations to attract larger groups. Furthermore, it incorporates the existing restaurants and bars, spa and recreational amenities, all of which are within walking distance. A stand alone luxury hotel development would require a much larger lodging facility, with 325 guest rooms, substantial conference space and a replication of amenities. The cost of this would be prohibitive, and without the benefit of ocean views, the rates and occupancy projections would be much lower than our proposed plan, making it impossible to finance and obtain funding for the necessary improvements to the existing Club amenities. Alternatively, I suppose that someone could feasibly develop a limited service hotel like Hampton Inn, Days Inn or Marriott Courtyard, but this would certainly not support golf course development. We would have no interest in something of this quality level.

Jeff, thanks again for giving me an opportunity to respond to the rumors you shared with us. We continue to communicate with all interested parties and stakeholders, and would like factual information to be the basis of opinions and judgments regarding the New Lodge plan. Hopefully our most recent revisions to the plan, which were discussed at the December 9th Planning Board meeting, demonstrate our commitment to integrate additional value and benefits. For any of your group that may not have seen the most current plan, it includes the following most notable changes:

1. Incorporation of an environmental donation of \$2 per guest room night at the New Lodge. This financial contribution will enable achievement of environmental conservancy to a level previously never realized locally, with an estimated annual contribution of more than \$100K.
2. Shifting the New Lodge buildings 15 feet further away from the dune than the existing Lodge building, which is situated on the CCCL. This will provide additional dune protection, allow additional dune restoration, and provide further buffering from the beach for any nominal shadowing or lighting concerns.
3. Elimination of the provisional parking lot on the south side of 16th Road and an offer to also eliminate the 35 committed parking space area also proposed south of 16th Road. Thus no disturbance of vegetation.

I trust this information is helpful. As always, please feel free to contact me should you have additional questions.

Sincerely, Prem

Prem Devadas  
President  
Salamander Hotels & Resorts  
10 N. Pendleton Street  
Middleburg, VA 20117

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Monday, December 22, 2014 11:31 AM  
**To:** 'thep lumberwfo@yahoo.com'  
**Cc:** George Hanns; Adam Mengel; Sally A. Sherman  
**Subject:** RE: Proposed land swap

Mr. Hannon,

Thank you for your question, Commissioner Hanns asked that I try my best to answer your question.

From the County's standpoint, this is not something anyone on staff is discussing or working on. The only thing I have heard is that it was briefly mentioned by one Commissioner during a meeting he had as an alternative that could be explored. I also believe there is some private group that is discussing it as an option to mitigate other concerns of the proposal, but I do not know which group that is. I would classify this as really a rumor and not in the realistic category of options at this time.

Hope that explains,

Craig

Craig M. Coffey  
Flagler County Administrator  
1769 East Moody Blvd., Building 2  
Bunnell, FL 32110  
Phone: (386) 313-4001; Fax (386) 313-4101

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

**From:** George Hanns  
**Sent:** Monday, December 22, 2014 10:20 AM  
**To:** Craig Coffey  
**Subject:** FW: Proposed land swap

Don't know of any land swap !  
Please respond to Bill Hannon

---

**From:** Bill Hannon [thep lumberwfo@yahoo.com]  
**Sent:** Sunday, December 21, 2014 9:26 PM  
**To:** George Hanns  
**Subject:** Proposed land swap

I am hoping that you can shed some light on the rumored land swap for the current county park at the end of 16th street. Thank you for your time in responding to this inquiry

Sent from my iPhone

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Monday, December 22, 2014 5:14 PM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Salamander Hotel compromise

For the record. Craig

---

**From:** [LukeLBG@aol.com](mailto:LukeLBG@aol.com) [<mailto:LukeLBG@aol.com>]  
**Sent:** Monday, December 22, 2014 3:48 PM  
**To:** Frank Meeker; [cerickson@flaglercounty.org](mailto:cerickson@flaglercounty.org); Barbara S. Revels; Nate McLaughlin; George Hanns  
**Cc:** Craig Coffey; [pdevadas@salamanderhotels.com](mailto:pdevadas@salamanderhotels.com)  
**Subject:** Salamander Hotel compromise

Commissioners,

I am hopeful that the Salamander hotel proposal will be modified in some ways so that it will receive your approval to move forward. It is coming close to becoming a contentious issue and requires of you a Solomon like decision.

I am a resident of the Hammock and have owned a home here since 1992. I live two miles north of the proposed site for the hotel. With a good faith effort of Salamander to address some of the concerns raised by residents in the area, I believe a hotel of this character would be good for Flagler County. Good for the jobs and tax revenue it would bring and more importantly good Flagler's image and ability to attract other business development.

My comments to Salamander as to changes to the plan are:

1. It has been suggested that the hotel could be built on the Jose Park site. I don't know if that is viable or not. I have assumed it is not, but if that is not correct then I support that idea.
2. Treat Old Salt Park with respect. Show respect for the folks who use this park. It is not the back alley to the hotel loading docks.
3. If you must have over flow parking on the South side of 16th road then limit the extent of it so as to minimize the loss of Scrub and Sand Live Oaks. Additionally, replant these specific type of trees one-for-one for any removed. These trees are available as nursery stock but not common. They are special because they can survive in the high salt environment. They are worth replanting for a number of reasons.
4. Respect the public beach. Set the hotel back as far as it can be from the beach. Put in place a Salamander obligation to maintain the beach, i.e. clean up after the hotel guests (who have littered in the past) and remove daily the lounge chairs from the beach. Protect the sea turtle nesting by making the hotel lighting minimal on the beach side.
5. Demonstrate your appreciation of and concern for the unique and fragile environment of The Hammock. Be demonstrative of being a good neighbor and sharing our community values.

Thank you for the opportunity to share my concerns and all the best in the New Year.  
Louis B. (Luke) Guttman

## **Adam Mengel**

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 23, 2014 1:16 PM  
**To:** 'Jeff Southmayd'  
**Cc:** Albert J. Hadeed  
**Subject:** Contacting Commissioners

Dear Mr. Southmayd,

I wanted to briefly touch base with you regarding your attempts to meet with our Commissioners ahead of the public meeting. Regarding this quasi judicial matter we have recommended that Commissioners not meet with any parties (for or against) the upcoming Salamander issue. Those that have chosen not to meet have asked me to send you something advising you of this. As with any quasi-judicial matter they will consider all the evidence on the issue and make an informed decision in an open meeting. As always we appreciate working with you on matters of your concern.

Thank you  
Craig

Craig M. Coffey  
Flagler County Administrator  
1769 East Moody Blvd., Building 2  
Bunnell, FL 32110  
Phone: (386) 313-4001; Fax (386) 313-4101



## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Wednesday, December 24, 2014 8:31 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Immediate replacement of board members phase 1 hammock beach

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

**From:** George Hanns  
**Sent:** Wednesday, December 24, 2014 3:12 AM  
**To:** Albert J. Hadeed; Craig Coffey  
**Subject:** FW: Immediate replacement of board members phase 1 hammock beach

---

**From:** Paul Naik [paulnaik@gmail.com]  
**Sent:** Tuesday, December 23, 2014 8:15 PM  
**To:** George Hanns  
**Subject:** Immediate replacement of board members phase 1 hammock beach

Sir,  
I lived at unit 607 hammock Beach for 5 years. It has been shocking to find out that certain board members are illegally misrepresenting us. This is strictly in their own self interest that they are rejecting Salamander proposal. Construction of new lodge will nothing but improve economy of this depressed Flagler county, add hundreds of new job & attract new business. I say this with utmost confidence because as a volunteer full time dentist at FCFC, I see pain & suffering of these folks who line up outside our clinic as they cannot get basic health care, Same goes to over 500 full time employees at the club whose work hours & salaries are cut, because  
Businesses are going somewhere else. It's great shame these few individuals are destroying lives of others trying to get more comforts for themselves. I refuse to be represented by these board members or attorney they chose without our consent. As a responsible leaders of this community I urge you to take action & let Salamander rescue from near term tragedy of bankruptcy.

Sent from my iPad  
Paul Naik DDS  
Board of director Flagler County Free Clinic  
Bunnell, Fl.

On Dec 23, 2014, at 7:52 PM, Paul Naik <paulnaik@gmail.com<mailto:paulnaik@gmail.com>> wrote:

Sent from my iPad  
Paul

## Adam Mengel

---

**From:** triciaredd [triciaredd@aol.com]  
**Sent:** Thursday, January 08, 2015 11:46 AM  
**To:** Gretchen Smith  
**Subject:** Fwd: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

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

From: Ed Pratt <eprattmd@hotmail.com>  
To: Paul Naik <paulnaik@gmail.com>; Ghanns@FlaglerCounty.org <ghanns@flaglercounty.org>; Cericksen@Flaglercounty.org <cericksen@flaglercounty.org>; Fmeeker@flaglercounty.org <fmeeker@flaglercounty.org>; Brevels@Flaglercounty.org <brevels@flaglercounty.org>; NMclaughlin@flaglercounty.org <nmclaughlin@flaglercounty.org>; ccoffey <ccoffey@flaglercounty.org>  
Cc: McDanielskip@Hotmail.com <mcdanielskip@hotmail.com>; Triciaredd@aol.com <triciaredd@aol.com>  
Sent: Tue, Dec 23, 2014 11:28 pm  
Subject: RE: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

Dear Counsel of Commissioners and Other Interested Parties,

My name is Dr. Edward Pratt and my wife and I own unit 716, a three bedroom unit in the main building of the Club at Hammock Beach 200 Ocean Crest Drive, Palm Coast, Florida 32137. It has come to my attention that the Board at Hammock Beach has retained the Chiumento Law firm to represent them and us against the proposed remodel and upgrade offered by Salamander Inc.

There is some question as to what the majority of owners do indeed want regarding this issue. Although the Board insists that the majority of owners are against this proposal, several other poles and straw votes argue otherwise, and all parties agree that an impartial and complete vote has not been obtained.

My wife and I are emailing each of you to inform you of our wish to adopt the Salamander proposal. We are in favor of the lobby upgrade and lodge expansion, with the only caveat that as presented the new building is no higher than the current structure. The current Board and its legal representation do not represent our wishes.

Sincerely,

Edward S. Pratt, MD, MBA  
901-233-4499

---

CC: eprattmd@hotmail.com; ckandreotti@hotmail.com; Tekbrew@cox.net; crkircoff@gmail.com; Jfuller12@triad.rr.com; feigenbaumassoc@aol.com; PursleyJ@bellsouth.net; bucky@drakedevelopment.com; pattianyc@gmail.com; bbaer@baerwealth.com; ebaer1954@yahoo.com; catcaulk@aol.com; btcaulk@hotmail.com; mikecohen05@gmail.com; galevancott@gmail.com; shalley@cfl.rr.com; garyflatland@gmail.com; mkansler@aol.com; cherb6666@aol.com; Herblite@aol.com; tonyt@newalbanyrealty.com; ddenisestreppa@gmail.com; jrudolf@dilworthlaw.com; cfowler@valdostacpa.com; windorset@aol.com; radams@nhccare.com; harry@changeresults.com; hunyongjo@aol.com; aalvarado@southgapediatic.com; glhagen4@bellsouth.net; ghagen@kahalamgmt.com; vicdansalvano@erols.com; vsalvano@comcast.net; emsgorm@comcast.net; essential@prodigy.net; swhite1@tampabay.rr.com; ck@andreottigroup.com; reillyka@cox.net; shinoow@hotmail.com; shinoow@gmail.com; pj7768@gmail.com; jack.quick@msn.com; quickjackb@aol.com; crkirchoff@gmail.com; mfondell@charter.net; jcrabbs@aol.com; ktranchida1@aol.com; jstreeter44@gmail.com; bryankjacobs@comcast.net; hurk@watkinsglen.com; charlotte@mcd-neal.com; ayburb@aol.com; georgesclams@aol.com; sarajack@outlook.com; laynefuller@yahoo.com; walker463875@bellsouth.net

From: paulnaik@gmail.com

Subject: Re: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

Date: Tue, 23 Dec 2014 19:43:15 -0500  
To: [triciaredd@aol.com](mailto:triciaredd@aol.com)

Sent from my iPad  
Paul

On Dec 22, 2014, at 4:41 PM, triciaredd <[triciaredd@aol.com](mailto:triciaredd@aol.com)> wrote:

As you many of you might recall, on November 15, 2014, a notice for the 2015 Annual Meeting was sent to the Phase 1 Membership, advising the Annual Meeting would be held January 12, 2015. Candidate Information sheets for those wishing to run were due by December 8th, 2014. Skip McDaniel and Tricia Redd's Candidate Sheets that were sent are attached.

We notified several members that the board had scheduled an illegal meeting for this past Tuesday, 12/16/2014. It was illegal because an agenda was not posted with the meeting notice as required by the Condo Bylaws (page 12) as well as by the Florida Condominium statute 718.112, subsection (2)(c)1.0 which states that "Adequate Notice of all Board meetings, which must specifically identify all agenda items.....be published at least 48 hours before the meeting." This meeting was held despite our point-of-order protest at the outset of the meeting.

The first item that the board proposed was the postponement of the Annual Meeting by at least one day. The significance of this delay is that the board meeting as originally scheduled is the same day as the Flagler County Commissioners meeting, at which time, the commission is to consider and vote on the Salamander's replacement of the dilapidated lodge. The two board members up for reelection anticipated that since they opposed the replacement they might be unseated by the majority of the membership that is in favor of the replacement. This would enable the newly elected board members to participate in a board vote in favor, and highlight this at the County Commissioners' meeting that evening.

Furthermore, the board voted 3 to 2 in favor of having Chiumento Law Firm represent to the County Commission that the Phase 1 Board is not in favor of the expansion, despite the straw poll of 47 to 20 in favor. Also, it is our understanding Chiumento is to advise the Commission that the expansion is illegal based on the result of an unfavorable ruling several years ago for a 500+ room hotel, which we and a majority of the Hammock Beach Community opposed. The current proposal by Salamander is deemed unrelated by the County's legal council, as reported at the Planning and Development meeting that just occurred. If the new board had been elected, they would have been in a position to redirect Mr. Chiumento's representation.

We ask you to send a message of your support, including your Unit number, to each of the County Counsel Commissioners because you are not being represented appropriately by your current board. We cannot stress enough how imperative it is that you email them and do it before January 12th. The names and email addresses are as follows:

George Hanns - [Ghanns@FlaglerCounty.org](mailto:Ghanns@FlaglerCounty.org)

Charles Ericksen - [Cericksen@Flaglercounty.org](mailto:Cericksen@Flaglercounty.org)

Frank Meeker - [Fmeeker@flaglercounty.org](mailto:Fmeeker@flaglercounty.org)

Barbara Revels - [Brevels@Flaglercounty.org](mailto:Brevels@Flaglercounty.org)

Nat McLaughlin - [NMclaughlin@flaglercounty.org](mailto:NMclaughlin@flaglercounty.org)

Flagler County Administrator - Craig Coffey [ccoffey@flaglercounty.org](mailto:ccoffey@flaglercounty.org)

Please send a copy to [McDanielskip@Hotmail.com](mailto:McDanielskip@Hotmail.com) and [Triciaredd@aol.com](mailto:Triciaredd@aol.com) for our records as well. We plan to speak on your behalf at the January 12, 2014 Flagler County Commissioners' Meeting. Your attendance is also important if there is any possible way you can attend.

Thanks for your support,

Skip McDaniel  
Tricia Redd

<Candidate\_Information\_Sheet\_1.doc>

<CANDIDATE\_INFORMATION\_SHEET\_2014.doc>

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Wednesday, December 24, 2014 8:33 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

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

**From:** George Hanns  
**Sent:** Wednesday, December 24, 2014 3:08 AM  
**To:** Albert J. Hadeed; Craig Coffey  
**Subject:** FW: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

Don't appreciate being threatened !

---

**From:** Paul Naik [paulnaik@gmail.com]  
**Sent:** Tuesday, December 23, 2014 7:52 PM  
**To:** George Hanns  
**Subject:** Re: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

Sent from my iPad  
Paul

On Dec 22, 2014, at 4:41 PM, triciaredd <[triciaredd@aol.com](mailto:triciaredd@aol.com)<<mailto:triciaredd@aol.com>>>> wrote:

As you many of you might recall, on November 15, 2014, a notice for the 2015 Annual Meeting was sent to the Phase 1 Membership, advising the Annual Meeting would be held January 12, 2015. Candidate Information sheets for those wishing to run were due by December 8th, 2014. Skip McDaniel and Tricia Redd's Candidate Sheets that were sent are attached.

We notified several members that the board had scheduled an illegal meeting for this past Tuesday, 12/16/2014. It was illegal because an agenda was not posted with the meeting notice as required by the Condo Bylaws (page 12) as well as by the Florida Condominium statute 718.112, subsection (2)(c)1.0 which states that "Adequate Notice of all Board meetings, which must specifically identify all agenda items.....be published at least 48 hours before the meeting." This meeting was held despite our point-of-order protest at the outset of the meeting.

The first item that the board proposed was the postponement of the Annual Meeting by at least one day. The significance of this delay is that the board meeting as originally scheduled is the same day as the Flagler County Commissioners meeting, at which time, the commission is to consider and vote on the Salamander's replacement of the dilapidated lodge. The two board members up for reelection anticipated that since they opposed the replacement they might be unseated by the majority of the membership that is in favor of the replacement. This would enable the newly elected board members to participate in a board vote in favor, and highlight this at the County Commissioners' meeting that evening.

Furthermore, the board voted 3 to 2 in favor of having Chiumento Law Firm represent to the County Commission that the Phase 1 Board is not in favor of the expansion, despite the straw poll of 47 to 20 in favor. Also, it is our understanding Chiumento is to advise the Commission that the expansion is illegal based on the result of an unfavorable ruling several years ago for a 500+ room hotel, which we and a majority of the Hammock Beach Community opposed. The current proposal by Salamander is deemed unrelated by the County's legal council, as reported at the Planning and Development meeting that just occurred. If the new board had been elected, they would have been in a position to redirect Mr. Chiumento's representation.

We ask you to send a message of your support, including your Unit number, to each of the County Counsel Commissioners because you are not being represented appropriately by your current board. We cannot stress enough how imperative it is that you email them and do it before January 12th. The names and email addresses are as follows:

George Hanns - [Ghanns@FlaglerCounty.org](mailto:Ghanns@FlaglerCounty.org)<mailto:Ghanns@FlaglerCounty.org>

Charles Ericksen - [Cericksen@Flagercounty.org](mailto:Cericksen@Flagercounty.org)<mailto:Cericksen@Flagercounty.org>

Frank Meeker - [Fmeeker@flaglercounty.org](mailto:Fmeeker@flaglercounty.org)<mailto:Fmeeker@flaglercounty.org>

Barbara Revels - [Brevels@Flaglercounty.org](mailto:Brevels@Flaglercounty.org)<mailto:Brevels@Flaglercounty.org>

Nat McLaughlin - [NMclaughlin@flaglercounty.org](mailto:NMclaughlin@flaglercounty.org)<mailto:NMclaughlin@flaglercounty.org>

Flagler County Administrator - Craig Coffey  
[ccoffey@flaglercounty.org](mailto:ccoffey@flaglercounty.org)<mailto:ccoffey@flaglercounty.org>

Please send a copy to [McDanielskip@Hotmail.com](mailto:McDanielskip@Hotmail.com)<mailto:McDanielskip@Hotmail.com> and [Triciaredd@aol.com](mailto:Triciaredd@aol.com)<mailto:Triciaredd@aol.com> for our records as well. We plan to speak on your behalf at the January 12, 2014 Flagler County Commissioners' Meeting. Your attendance is also important if there is any possible way you can attend.

Thanks for your support,

Skip McDaniel  
Tricia Redd

<Candidate\_Information\_Sheet\_1.doc>  
<CANDIDATE\_INFORMATION\_SHEET\_2014.doc>

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Wednesday, December 24, 2014 1:40 PM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Hammock Beach Initiative to Build a New Lodge

---

**From:** Grant Hagen [<mailto:ghagen@kahalamgmt.com>]  
**Sent:** Wednesday, December 24, 2014 11:56 AM  
**To:** George Hanns; [Cerickson@FlaglerCounty.org](mailto:Cerickson@FlaglerCounty.org); Frank Meeker; Barbara S. Revels; Nate McLaughlin; Craig Coffey  
**Cc:** [McDanielskip@hotmail.com](mailto:McDanielskip@hotmail.com); [triciaredd@aol.com](mailto:triciaredd@aol.com)  
**Subject:** Hammock Beach Initiative to Build a New Lodge

Dear Commissioner,

As Hammock Beach Club members and owners (unit 517), we are writing to voice our **very strong support** for the Salamander Hotel & Resorts' proposal to build a new HB lodge.

As original owners, we can attest to both the strong potential for Hammock Beach to remain one of the top rated resorts in the USA, and to the very apparent need for remodel & renovation if **our resort** is to remain competitive in a very competitive field.

We also write to inform you of our extreme displeasure with the current Hammock Beach Owner's Board, which apparently still does not support the proposal.

The **overwhelming majority of HB owners support the new lodge proposal.**

The HB membership has nominated new candidates to be on the board (within the normal election cycle). These candidates are in favor of the renovation.

Unfortunately, recently the board met illegally (not proper notice), ignored a point of order objection at the meeting, and then moved to delay their next meeting so that the current board members who oppose the Salamander initiative will still be in place on January 12, the day of your meeting.

They knew that, if the new board members were in position, the **HB board would be recommending your approval** of the project.

This note is to hopefully balance the Hammock Beach Owner's Board's very minority position. In our opinion, the Salamander plan is **vital** to the future viability of the Hammock Beach Resort.

Thank you for your time and consideration, and please have a safe and Happy Holiday Season!

*Liz & Grant Hagen*

**Hammock Beach Club Unit 517**  
480.772.3560 cell  
[ghagen@kahalamgmt.com](mailto:ghagen@kahalamgmt.com)

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Wednesday, December 24, 2014 3:51 PM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Salamander Proposal

FYI,CC

---

**From:** Shinoo Waingankar [<mailto:shinoow@hotmail.com>]  
**Sent:** Wednesday, December 24, 2014 3:16 PM  
**To:** George Hanns; Frank Meeker; Charles Ericksen Jr.; Barbara S. Revels; Nate McLaughlin; Craig Coffey; [McDanielskip@hotmail.com](mailto:McDanielskip@hotmail.com); [triciaredd@aol.com](mailto:triciaredd@aol.com)  
**Subject:** Salamander Proposal

Respected County Commissioners,

I am Shinoo Waingankar, Manager for GSW LLC that owns condo 806 in the main lodge at the Hammock Beach Resort.

It is my understanding that the Board of Directors of Hammock Beach Condo Association have taken a stand against the project and now have hired the services of a local law firm against the wishes of majority.

It appears that more owners are for the project and support Salamander recommendations for major improvements. I therefore urge you to vote " YES " for the project to go ahead.

sincerely,

S.M.Waingankar

Manager, GSW LLC

Condo 806

24th Dec. 2014

## Adam Mengel

---

**From:** triciaredd [triciaredd@aol.com]  
**Sent:** Thursday, January 08, 2015 11:45 AM  
**To:** Gretchen Smith  
**Subject:** Fwd: Salamander Proposal

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

**From:** John Tupper <tuppjohn@yahoo.com>  
**To:** Ghanns <Ghanns@FlaglerCounty.org>  
**Cc:** ck <ck@andreottigroup.com>; triciaredd <triciaredd@aol.com>  
**Sent:** Fri, Dec 26, 2014 1:32 pm  
**Subject:** Salamander Proposal

Mr. Hanns,

My wife, Cindy Andreotti and I own unit 619 and, 1019 at, 200 Ocean Crest. We overlook the proposed site of the Salamander project. We are reaching out to you because there are certain members of our HOA board representing only their negative, personal opinions on this project and, NOT representing the opinions of the majority, including Cindy and I. Chiumento Law Firm, hired by the HOA, in no way represents our opinion. We are most definitely in FAVOR of this project as the impact affects the short and, long term economic health of Hammock Beach and, Flagler County.. Please vote in FAVOR of the Salamander project,.

Thank you for your consideration.

Best Regards,

John Tupper

cell 703 946 4728

**Adam Mengel**

---

**From:** Craig Coffey  
**Sent:** Monday, December 29, 2014 8:10 AM  
**To:** Sally A. Sherman; Adam Mengel  
**Subject:** FW: Salamander Proposal

FYI,CC

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

**From:** John Tupper [<mailto:tuppjohn@yahoo.com>]  
**Sent:** Friday, December 26, 2014 1:43 PM  
**To:** Craig Coffey  
**Cc:** [ck@andreottigroup.com](mailto:ck@andreottigroup.com); [triciaredd@aol.com](mailto:triciaredd@aol.com); [mcdanielskip@hotmail.com](mailto:mcdanielskip@hotmail.com)  
**Subject:** Salamander Proposal

Mr. Coffey,

My wife, Cindy Andreotti and I own unit 619 and, 1019 at, 200 Ocean Crest. We overlook the proposed site of the Salamander project. We are reaching out to you because there are certain members of our HOA board representing only their negative, personal opinions on this project and, NOT representing the opinions of the majority, including Cindy and I. Chiumento Law Firm, hired by the HOA, in no way represents our opinion. We are most definitely in FAVOR of this project as the impact affects the short and, long term economic health of Hammock Beach and, Flagler County.. Please vote in FAVOR of the Salamander project,.

Thank you for your consideration.

Best Regards,

John Tupper

cell 703 946 4728

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Monday, December 29, 2014 8:11 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Salamander proposal to replace the current lodge at Hammock beach

Good Morning. FYI, CC

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

**From:** Daniel [<mailto:dsalvano@comcast.net>]

**Sent:** Saturday, December 27, 2014 3:46 PM

**To:** Craig Coffey

**Cc:** George Hanns; Charles Ericksen Jr.; Frank Meeker; Salvano, Victoria; Barbara S. Revels; [nmclauglin@flaglercounty.org](mailto:nmclauglin@flaglercounty.org)

**Subject:** Salamander proposal to replace the current lodge at Hammock beach

ALL - my wife and I have owned a Hammock Beach condominium, number 606, for over 10 years. We bought the condo, knowing the facility was classed as a "Condo - Hotel" with the purpose of a place to stay and relax as well as a rental. We love Palm Coast and are building a house at Yacht Harbor Marina.

We fully support Salamanders efforts to update the physical setting to both increase its attractiveness and its profitability. As Hammock Beach is the sixth largest, according to the Flagler County Chamber of Commerce, employer in the County these improvements should increase employment and county tax revenue. I ask you to support Salamanders proposal.

Thank you; Victoria and Daniel Salvano

## Adam Mengel

---

**From:** Mike Maurer [mike.maurer47@gmail.com]  
**Sent:** Monday, December 29, 2014 10:42 AM  
**To:** Jan G. Carter; Christie L. Mayer; Adam Mengel; Sally A. Sherman  
**Subject:** COUNTY COMMISSIONER MEETING PROTOCOLS

To: Messrs. Coffey, Hadeed, and Mengel; Ms Sherman,

I would like to confirm the protocols for addressing the County Commissioners at their January 12, 2015 meeting during their review of the Salamander Lodge Project petition #2962.

It is my understanding that public comments are limited to 3 minutes per person. My question is whether this rule applies to attorney's hired by small groups of residents (members of the public). I'd hope their comments would also be limited to 3 minutes, since they are simply speaking on behalf of a small group they have been hired to represent.

If this is not the case, and an attorney can address the Commissioners for longer than 3 minutes, please let me know so I have time to work with the group of supporters I'm part of to hire legal counsel to ensure we get as much face-time at the Commissioners meeting as other attorney represented groups.

Thanks for all you do for Flagler County.

Mike Maurer  
47 Northshore Dr.  
Palm Coast, FL 32137  
386-569-6407 - Mobile  
[mike.maurer47@gmail.com](mailto:mike.maurer47@gmail.com)

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Monday, December 29, 2014 4:13 PM  
**To:** Sally A. Sherman; Adam Mengel  
**Cc:** Albert J. Hadeed  
**Subject:** FW: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

Another one for the record. CC

**From:** Gale van Cott [mailto:galevancott@gmail.com]  
**Sent:** Monday, December 29, 2014 4:06 PM  
**To:** Paul Naik; George Hanns; Cericksen@Flagercounty.org; Frank Meeker; Barbara S. Revels; Nate McLaughlin; Craig Coffey  
**Cc:** triciaredd; eprattmd@hotmail.com; ckandreotti@hotmail.com; Tekbrew@cox.net; crkircoff@gmail.com; Jfuller12@triad.rr.com; feigenbaumassoc@aol.com; PursleyJ@bellsouth.net; bucky@drakedevelopment.com; pattianyc@gmail.com; bbaer@baerwealth.com; ebaer1954@yahoo.com; catcaulk@aol.com; btcaulk@hotmail.com; mikecohen05@gmail.com; shalley@cfl.rr.com; garyflatland@gmail.com; mkansler@aol.com; cherb6666@aol.com; Herblite@aol.com; tonyt@newalbanyrealty.com; ddenisestreppa@gmail.com; jrudolf@dilworthlaw.com; cfowler@valdostacpa.com; windorset@aol.com; radams@nhccare.com; harry@changeresults.com; hunyongjo@aol.com; aalvarado@southgapediatric.com; glhagen4@bellsouth.net; ghagen@kahalamgmt.com; vicdansalvano@erols.com; vsalvano@comcast.net; emsgorm@comcast.net; essential@prodigy.net; swhitle1@tampabay.rr.com; ck@andreottigroup.com; reillyka@cox.net; shinoow@hotmail.com; shinoow@gmail.com; pj7768@gmail.com; jack.quick@msn.com; quickjackb@aol.com; crkirchoff@gmail.com; mfondell@charter.net; jcbrabbs@aol.com; ktranchida1@aol.com; jstreeter44@gmail.com; bryankjacobs@comcast.net; hurk@watkinsglen.com; charlotte@mcd-neal.com; ayburb@aol.com; georgesclams@aol.com; sarajack@outlook.com; laynefuller@yahoo.com; walker463875@bellsouth.net; McDanielskip@Hotmail.com  
**Subject:** Re: Immediate Action Required for Members that Support the Replacement of the Current Lodge!

I am the owner of unit 216 in the Main Bldg. at 200 Ocean Crest Blvd., and a beach club member.

I live in Connecticut and come here on vacations. It has been a year since I've been here and there is a huge noticeable decline around the property.

The influx of money from Salamander, in addition to their forward thinking for upgrading the facilities, is a much needed and welcome source of change.

To stay static is to go backward, losing business, losing money, money that will eventually have to come out of the homeowners pockets. We must continue to upgrade and keep up with the times. Our lovely facility is already looking shopworn and shabby around the edges. A few more years of this and our property will be worth far less. With the shot in the arm from Salamander, we can expect a more luxurious, more modern, more upgraded facility that we all can enjoy for many years to come.

I live on the side of the building where the construction would be, and I'm still in favor of it. What we have there now is scrubbrush and a worn out building. The new design will not block our view any more than the current bldg does and will add much value.

The current board is NOT representing the will of the owner/members. They are pushing their own backward thinking agenda, and do not care that MOST of us owners are IN FAVOR OF THE PROPOSAL!!!!

The board should be removed and replaced with people who are willing to represent the owners wishes, and not their own selfish agenda to turn this place into an old folks home.

I am 100 percent in favor of ALL of the Salamander proposals for upgrade of our facility, including the new building, and I urge you to vote in favor of it.

Gale Cohen  
[galevancott@gmail.com](mailto:galevancott@gmail.com)

:) Gale Van Cott - the Voice You Want!  
[galevancott@gmail.com](mailto:galevancott@gmail.com)

Home/Studio: 860-201-4947  
Cell/Vmail: 860-782-1720

Check out my website: [www.galevancott-voiceovers.com](http://www.galevancott-voiceovers.com)

On Tue, Dec 23, 2014 at 7:43 PM, Paul Naik <[paulnaik@gmail.com](mailto:paulnaik@gmail.com)> wrote:

Sent from my iPad  
Paul

On Dec 22, 2014, at 4:41 PM, triciaredd <[triciaredd@aol.com](mailto:triciaredd@aol.com)> wrote:

As you many of you might recall, on November 15, 2014, a notice for the 2015 Annual Meeting was sent to the Phase 1 Membership, advising the Annual Meeting would be held January 12, 2015. Candidate Information sheets for those wishing to run were due by December 8th, 2014. Skip McDaniel and Tricia Redd's Candidate Sheets that were sent are attached.

We notified several members that the board had scheduled an illegal meeting for this past Tuesday, 12/16/2014. It was illegal because an agenda was not posted with the meeting notice as required by the Condo Bylaws (page 12) as well as by the Florida Condominium statute 718.112, subsection (2)(c)1.0 which states that "Adequate Notice of all Board meetings, which must specifically identify all agenda items.....be published at least 48 hours before the meeting." This meeting was held despite our point-of-order protest at the outset of the meeting.

The first item that the board proposed was the postponement of the Annual Meeting by at least one day. The significance of this delay is that the board meeting as originally scheduled is the same day as the Flagler County Commissioners meeting, at which time, the commission is to consider and vote on the Salamander's replacement of the dilapidated lodge. The two board members up for reelection anticipated that since they opposed the replacement they might be unseated by the majority of the membership that is in favor of the replacement. This would enable the newly elected board members to participate in a board vote in favor, and highlight this at the County Commissioners' meeting that evening.

Furthermore, the board voted 3 to 2 in favor of having Chiumento Law Firm represent to the County Commission that the Phase 1 Board is not in favor of the expansion, despite the straw poll of 47 to 20 in favor. Also, it is our understanding Chiumento is to advise the Commission that the expansion is illegal based on the result of an unfavorable ruling several years ago for a 500+ room hotel, which we and a majority of the Hammock Beach Community opposed. The current proposal by Salamander is deemed unrelated by the County's legal council, as reported at the Planning and Development meeting that just occurred. If the new board had been elected, they would have been in a position to redirect Mr. Chiumento's representation.

We ask you to send a message of your support, including your Unit number, to each of the County Counsel Commissioners because you are not being represented appropriately by your current board. We cannot stress enough how imperative it is that you email them and do it before January 12th. The names and email addresses are as follows:

## Adam Mengel

---

**From:** triciaredd [triciaredd@aol.com]  
**Sent:** Thursday, January 08, 2015 11:44 AM  
**To:** Gretchen Smith  
**Subject:** Fwd: Hammock Beach Redevelopment

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

**From:** Rudolf, Joseph C. (PHL) (PHL) <jrudolf@dilworthlaw.com>  
**To:** 'Ghanns@FlaglerCounty.org' <Ghanns@FlaglerCounty.org>; 'Cericksen@Flagercounty.org' <Cericksen@Flagercounty.org>; 'fmeeker@flaglercounty.org' <fmeeker@flaglercounty.org>; 'Brevels@Flaglercounty.org' <Brevels@Flaglercounty.org>; 'NMclaughlin@flaglercounty.org' <NMclaughlin@flaglercounty.org>  
**Cc:** 'ccoffey@flaglercounty.org' <ccoffey@flaglercounty.org>; 'McDanielskip@Hotmail.com' <McDanielskip@Hotmail.com>; 'Triciaredd@aol.com' <Triciaredd@aol.com>  
**Sent:** Mon, Dec 29, 2014 4:31 pm  
**Subject:** Hammock Beach Redevelopment

Commissioners, my wife and I own unit 116 in the main building of Hammock Beach Resort. We are fully supportive of Salamander's plan to replace the Lodge with a hotel. Please feel free to contact me with any questions you have. Unfortunately, we will be unable to attend the January meeting but nonetheless urge you to approve the redevelopment plan. Thanks, Joe

### **Joseph Rudolf | Dilworth Paxson LLP**

1500 Market Street | Suite 3500E | Philadelphia, PA 19102  
Tel: (215) 575-7082 | Cell (215) 696-7817 | Fax: (215) 575-7200  
jrudolf@dilworthlaw.com | www.dilworthlaw.com

---

[www.DilworthLaw.com](http://www.DilworthLaw.com)

This E-Mail is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege. If you have received this communication in error, please do not distribute it and notify us immediately by email: [postmaster@dilworthlaw.com](mailto:postmaster@dilworthlaw.com) or via telephone: 215-575-7000 and delete the original message. Unless expressly stated in this e-mail, nothing in this message or any attachment should be construed as a digital or electronic signature or as a legal opinion.

---

This email has been scanned for email related threats and delivered safely by Mimecast.  
For more information please visit <http://www.mimecast.com>

---

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Monday, December 29, 2014 4:33 PM  
**To:** Sally A. Sherman; Adam Mengel  
**Cc:** Albert J. Hadeed  
**Subject:** FW: Hammock Beach Redevelopment

More for the record. CC

---

**From:** Rudolf, Joseph C. (PHL) [<mailto:jrudolf@dilworthlaw.com>]  
**Sent:** Monday, December 29, 2014 4:34 PM  
**To:** George Hanns; 'Cericksen@Flagercounty.org'; Frank Meeker; Barbara S. Revels; Nate McLaughlin  
**Cc:** Craig Coffey; 'McDanielskip@Hotmail.com'; 'Triciaredd@aol.com'  
**Subject:** Hammock Beach Redevelopment

Commissioners, my wife and I own unit 116 in the main building of Hammock Beach Resort. We are fully supportive of Salamander's plan to replace the Lodge with a hotel. Please feel free to contact me with any questions you have. Unfortunately, we will be unable to attend the January meeting but nonetheless urge you to approve the redevelopment plan. Thanks, Joe

JOSEPH RUDOLF | DILWORTH PAXSON LLP  
1500 Market Street | Suite 3500E | Philadelphia, PA 19102  
Tel: (215) 575-7082 | Cell (215) 696-7817 | Fax: (215) 575-7200  
[jrudolf@dilworthlaw.com](mailto:jrudolf@dilworthlaw.com) | [www.dilworthlaw.com](http://www.dilworthlaw.com)

---

[www.DilworthLaw.com](http://www.DilworthLaw.com)

This E-Mail is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege. If you have received this communication in error, please do not distribute it and notify us immediately by email: [postmaster@dilworthlaw.com](mailto:postmaster@dilworthlaw.com) or via telephone: 215-575-7000 and delete the original message. Unless expressly stated in this e-mail, nothing in this message or any attachment should be construed as a digital or electronic signature or as a legal opinion.

---

This email has been scanned for email related threats and delivered safely by Mimecast.  
For more information please visit <http://www.mimecast.com>

---

## Adam Mengel

---

**From:** Adam Mengel  
**Sent:** Monday, December 29, 2014 5:09 PM  
**To:** Michael Chiumento III  
**Cc:** Sally A. Sherman; Kate Stangle; Albert J. Hadeed; Craig Coffey  
**Subject:** RE: Hammock Beach / Salamander

Hi Michael:

My apologies for the delay in my response and please accept this email on behalf of Mr. Coffey regarding your request.

In follow up to your email, please be advised that the County Commission provides three minutes for public comments. A speaker (attorney, etc.) may request additional time to address the Commission at the meeting. The Commission has the discretion to allow additional time to a speaker during public comments, if they deem it is needed.

I hope this information satisfies your request and please contact me with any additional questions.

Thank you,

Adam

Adam Mengel, AICP, LEED AP BD+C  
Planning and Zoning Director  
Flagler County Planning and Zoning Department  
1769 E. Moody Blvd., Building 2, Suite 105  
Bunnell, FL 32110  
Direct line: (386) 313-4065  
E-mail: [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)  
Visit our website: [www.flaglercounty.org](http://www.flaglercounty.org)



Go Green: Please do not print this e-mail unless you really need to.

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 16, 2014 6:40 PM  
**To:** Michael Chiumento III  
**Cc:** Adam Mengel; Sally A. Sherman; Kate Stangle; Albert J. Hadeed  
**Subject:** Re: Hammock Beach / Salamander

Michael,

I am not directly involved in procedural aspects of this matter. I will forward this on to others to respond back to you addressing this issue.

Craig

Sent from my iPad

## Adam Mengel

---

**From:** Tim Hale [timothyahale@gmail.com]  
**Sent:** Monday, December 29, 2014 10:08 PM  
**To:** Adam Mengel  
**Subject:** Fwd: Hotel  
**Attachments:** 04-11-31-2984-00GC0-0000 MAP.jpg; 2015 01 12 Salamander LODGING LANGUAGE.pdf

Mr Mengel,

As you may recall, I am a resident & member at Hammock Beach. I am supportive of Salamander's plan as I believe it is consistent with the current use of the Lodge site (although more rooms) and is well balanced solution that is a modest facility (shorter building height, 15 feet further from dune, doesn't touch trees south of 16th Rd) that enables a viable economic future for Hammock Beach.

Unfortunately, there is misinformation (in my opinion) being circulated by opponents that indicate the intent is to change the plat for the entire golf course property allowing 'lodging' to be built anywhere on the course - and not restricted to the current Lodge site.

The note below is typical of what is being circulated.

The key issue seems to be the flagging of the entire golf course plat in the diagrams and not just the small subset that is the current Lodge site.

Can you help provide clarity to this so that the public is not being misinformed on the scope/boundaries of the subject plat addendum and refute the notion that the developer would have access to **"the Ocean Hammock Golf Course, the entire parcel will become open for the construction of "lodging" which means condos, apartments, time shares, hotel expansion, etc."**

Below is the email being circulated by opponents to Salamander's proposed re-developed and citing the county's recent preliminary staff report & backup:

Thank you very much,

Tim

Tim Hale

38 Northshore Dr

Palm Coast, FL 32137

\*\*\*\*\*

The latest Salamander proposal is to allow for the "redevelopment" of 4 parcels of land surrounding the Big House. See the attached letter you received in the mail....PLEASE!!!!!!!!!!

One of the parcels, **04-11-31-2984-00GC0-000** is the entire Ocean Hammock golf course property which also contains the area on which the Lodge is located. See the attachment from the County Appraiser's web site outlining the entire parcel and note the number designation on the top right side of the page is **04-11-31-2984-00GC0-000**, the same parcel noted in the letter . Right now that parcel, the entire golf course property including the Lodge site, is plat restricted due to a 2001 amendment to the plat and can only be used for a golf course and a club house, but no residential or commercial development is allowed, and the construction of a hotel is clearly prohibited.

Salamander is proposing to end this golf course/clubhouse only plat restriction through a modification in the 2001 plat restriction allegedly in order to allow for the construction of the hotel. But, the County's planning staff is recommending to the Board of County Commissioners **that the entire golf course parcel plat be amended "...to specifically include lodging."** See the attachment which is a page from the planning staff recommendation concerning the golf course property plat restriction.

What that means is if the BCC approves the current Salamander application for parcel **04-11-31-00GC0-000**, the Ocean Hammock Golf Course, the entire parcel will become open for the construction of "lodging" which means condos, apartments, time shares, hotel expansion, etc.

Unfortunately, most of the people who support the Salamander proposal are clueless about this aspect of the application because they just believe what Prem tells them and they haven't actually reviewed the 428 page planning board staff proposal that the BCC will vote on (and I understand that). Why any club member/golfer would support a modification in the entire golf course plat to allow for the inclusion of "lodging" on the entire parcel is beyond me. I assume it is the result of ignorance rather than actual support for that idea.

We are carefully reading all the applicable documents and fighting off this back door effort to implement the 2009 NOPC proposal that everyone agreed was a bad idea.

\*\*\*\*\*



Reports

Parcel

View as: GO  
Street View

PARCEL INFO

Selected Pa

Approximat  
Footage

Property Use

OWNERSHIP

Name

Mailing Add

Situs/Physi

VALUES

Land Value

Ag Land Va

Building Va

Misc Value

Just Value

Assessed V

Exempt Val

Taxable Va

LAST 2 SAL

Date

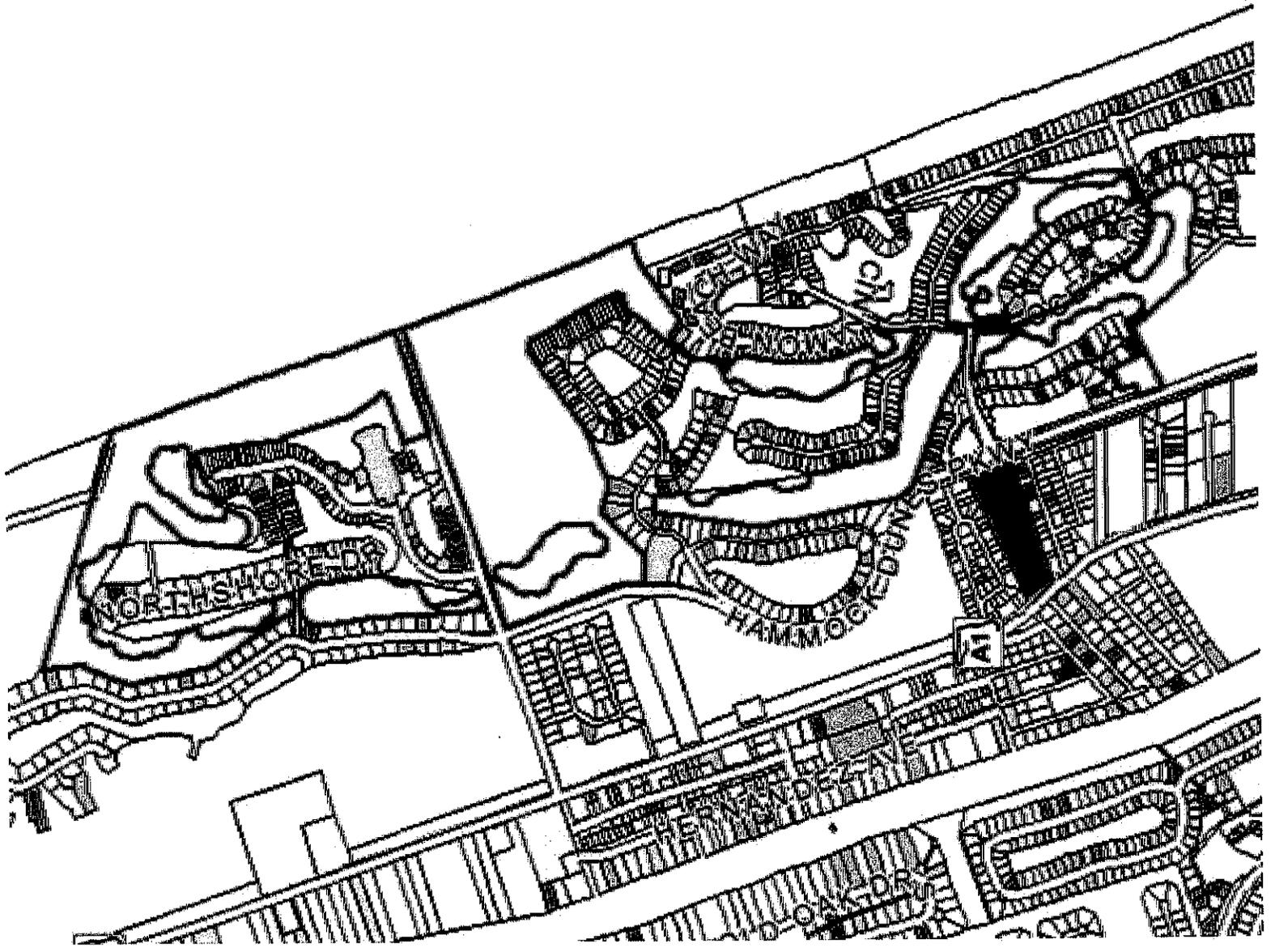
12-2006

Parcel List

Search

Legend

Measure



<b>PLAT ADDENDUM</b> <b>OCEAN HAMMOCK GOLF COURSE</b> <b>NOVEMBER 19, 2001</b> <b>OFFICIAL RECORDS BOOK 786, PAGE 824, PUBLIC RECORDS OF FLAGLER COUNTY</b> <b>(in part)</b>	
STANDARD/REGULATION	APPLICABILITY/CONSISTENCY ANALYSIS
<b>6. GOLF COURSE PARCEL RESTRICTIONS</b>  The parcels shown hereon will be perpetually used as golf course land, lake, clubhouse, appropriate associated golf course facilities, open space, parks, dune preservation or such other appropriate recreational or governmental usages approved by the Board of County Commissioners.	[Section header]  The applicant has asserted that the restriction is to protect the golf course use from encroachment by non-golf related uses. The BCC, in their 2001 approval of the current Lodge building, recognized the use of transient lodging as appropriate on this site as a golf related use. <u>Ultimately, for clarity of the public record, the plat addendum should be amended to specifically include lodging.</u>
<b>7. FLAGLER COUNTY LAND DEVELOPMENT CODE REQUIREMENTS</b>  Development is subject to the Flagler County Land Development Code except to the extent preempted by the Development Order.	[Section header]  Acknowledged.
<b>8. MINIMUM FINISH FLOOR ELEVATIONS</b>  Minimum Finish Floor Elevation shall meet all County requirements at the time of application for a building permit for the golf course related buildings. However, the minimum floor elevation shall not be lower than elevation +9.3. A final certified as-built survey will be provided to the County prior to issuance of a certificate of occupancy to confirm compliance with this criteria.	[Section header]  This sets a minimum height for occupied areas based on the finished floor; building height is affected by the minimum height requirement.
<b>9. OAK SCRUB PROTECTION</b>  The Developer [Lowe Ocean Hammock, Ltd.] shall make reasonable efforts to protect or preserve the scrub oak and other oak communities in the common areas and other areas of the property not used as a roadway, clubhouse, or that would prevent the use of the land for golf. In its landscaping program, the developer shall use native trees that will mature into canopy trees.	[Section header]  This section literally requires <i>reasonable efforts to protect or preserve</i> the scrub oak habitat. This is not an absolute prohibition upon impacts, nor is this a carte blanche for widespread removal. Every <i>reasonable</i> effort should be made to minimize impacts to existing scrub habitat; however, County staff also acknowledges the lack of natural fire and the overgrowth of the scrub adjacent to 16th Road. This overgrowth is not an optimal habitat situation and requires maintenance, inclusive of regular burns or mechanical cutting, to replicate the natural processes that previously prevailed in the area prior to construction. Native trees have been previously used in the landscape plan, with many of these trees replicating the Hammock canopy.

## Adam Mengel

---

**From:** Michael Chiumento III [michael3@palmcoastlaw.com]  
**Sent:** Tuesday, December 30, 2014 6:02 AM  
**To:** Adam Mengel; Frank Meeker  
**Cc:** Sally A. Sherman; Kate Stangle; Albert J. Hadeed; Craig Coffey  
**Subject:** Re: Hammock Beach / Salamander

Adam,

Thank you. I wanted to see if we could resolve this prior to avoid any additional "frustration" to the process and keep the meeting moving without drama.

Michael

---

**From:** Adam Mengel <amengel@flaglercounty.org>  
**Sent:** Monday, December 29, 2014 5:08 PM  
**To:** Michael Chiumento III  
**Cc:** Sally A. Sherman; Kate Stangle; Albert J. Hadeed; Craig Coffey  
**Subject:** RE: Hammock Beach / Salamander

Hi Michael:

My apologies for the delay in my response and please accept this email on behalf of Mr. Coffey regarding your request.

In follow up to your email, please be advised that the County Commission provides three minutes for public comments. A speaker (attorney, etc.) may request additional time to address the Commission at the meeting. The Commission has the discretion to allow additional time to a speaker during public comments, if they deem it is needed.

I hope this information satisfies your request and please contact me with any additional questions.

Thank you,

Adam

Adam Mengel, AICP, LEED AP BD+C  
Planning and Zoning Director  
Flagler County Planning and Zoning Department  
1769 E. Moody Blvd., Building 2, Suite 105  
Bunnell, FL 32110  
Direct line: (386) 313-4065  
E-mail: [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)  
Visit our website: [www.flaglercounty.org](http://www.flaglercounty.org)



**Go Green:** Please do not print this e-mail unless you really need to.

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 16, 2014 6:40 PM  
**To:** Michael Chiumento III

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 30, 2014 7:53 AM  
**To:** Adam Mengel; Sally A. Sherman; Helga van Eckert  
**Cc:** COMMISSIONERS  
**Subject:** FW: We Support the New Lodge

FYI - From one of our recent economic prospects.

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

**From:** Lou Hughes : Moving Minds [<mailto:lou.hughes@movingmindsllc.com>]  
**Sent:** Tuesday, December 30, 2014 7:35 AM  
**To:** Craig Coffey  
**Cc:** [McDanielskip@hotmail.com](mailto:McDanielskip@hotmail.com); [Triciaredd@aol.com](mailto:Triciaredd@aol.com)  
**Subject:** We Support the New Lodge

My wife and I are residents and business owners residing in the Hammock Beach area. We selected and moved to Flagler 8.5 years ago from Washington DC primarily due to the Hammock Beach Resort and its surrounding beauty and amenities.

We wholeheartedly support the initiative to replace the dilapidated existing Lodge and replace it with a beautiful new Lodge. There is no doubt that the new building will greatly enhance economic opportunity within our area and continue to attract others from all over the country to visit and newly discover all of the great things about Flagler County.

Letting the resort go into disrepair either economically or physically would be a terrible sign to send to others looking to relocate here.

We ask for your support in approving this critical initiative.

Lou and Kathryn Hughes  
12 Hammock Beach Parkway  
Palm Coast, Florida 32137  
386-864-8403

## Adam Mengel

---

**From:** Frank Meeker  
**Sent:** Tuesday, December 30, 2014 8:56 AM  
**To:** Rebecca R Mitchell; Craig Coffey; Adam Mengel  
**Subject:** Re: Asked to sign a petition?

Rebecca,

I'll ask the staff to provide you with a link to the staff report which would have all of the information you will need.

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

> On Dec 27, 2014, at 6:02 PM, Rebecca R Mitchell <[r2flower@cfl.rr.com](mailto:r2flower@cfl.rr.com)> wrote:

>

> I was asked to sign the petition enclosed in the attachment to this email recently at the Farmers' Market, but don't like to sign a page of names without a clear presentation and understanding of an issue and proof of same. If indeed, the enclosed petition contains facts that are (within reason) true, then I would appreciate an accurate assessment of the facts and issues and what I can or cannot do about it. If you cannot provide this to me, I would appreciate any recommendations you might have on how I can obtain accurate information.

>

> I am in agreement with the sentiment of not restricting any beaches to the public and not developing buildings that shadow the height of homes on the beach or views of the beach. I also feel the public should have frequent access points to our beaches. I feel very privileged to live on the beach and am of the mindset that it is not "my" beach but "our" beach and should be environmentally and socially respected.

>

> If you have any information on this issue, I would appreciate it.

>

> Rebecca Rose Mitchell  
> 2719 N. Oceanshore Blvd.  
> Flagler Beach, FL 32136

>

>

> <CCE00000.pdf>

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 30, 2014 10:04 AM  
**To:** Sally A. Sherman; Adam Mengel  
**Cc:** Albert J. Hadeed  
**Subject:** FW: Salamander Lodge Proposal

For the Record, CC

---

**From:** Leonides Fernando [<mailto:lfernand@nycap.rr.com>]  
**Sent:** Tuesday, December 30, 2014 9:11 AM  
**To:** Frank Meeker; Barbara S. Revels; Nate McLaughlin; George Hanns; 'Charles Ericksen -'; Craig Coffey  
**Cc:** [mike.maurer47@gmail.com](mailto:mike.maurer47@gmail.com)  
**Subject:** Salamander Lodge Proposal

Dear Ms./Sir:

I am writing to you to express my support for the Salamander Lodge Proposal Project.

If you had the opportunity to walk the grounds of Ocean Hammock, you would quickly realize that this is one of the places that Flagler County has to be proud of, a family oriented world class facility one hour away from major attractions in Central Florida. The beach is pristine, the vegetation is lush, and we all want to keep it that way. Our community has a lot to offer and we have to try to stay on top without destroying it. With the economy the way it is and probably for the foreseeable future, many similar communities across the country have failed. The city, the county and more importantly the residence of the county all suffer. The economy suffers. This is not a myth, this is the reality.

I believe this proposal is well thought off in all respect and many of the concerns such as water/sewer, beach set-back and parking have been properly address. As you are well aware off, this is not a new construction but a replacement of an existing building that has deteriorated with time. Contrary to what few people may claim, this new building will only enhanced the beauty of this community.

WE ALL WANT WHAT IS GOOD FOR FLAGLER COUNTY.

I hope that collectively you will consider this proposal favorably.

Respectfully Yours,  
Leonides Fernando  
358 Ocean Crest Drive  
Palm Coast, FL 32137

## Adam Mengel

---

**From:** Frank Meeker  
**Sent:** Tuesday, December 30, 2014 9:25 AM  
**To:** Craig Coffey; Adam Mengel; Albert J. Hadeed  
**Subject:** information

I'm seeing a number of emails from folks in the big house at Ocean Hammock. Some claim the HOA board made an illegal move in taking a position on the Salamander project, most just claim the board does not represent the majority view. Michael now wants 20 minutes to represent his clients. I'm fine with that, but I'd like to know if the HOA board polled their members before taking a position on the project.

I've been dealing a lot with rogue boards these days and want to make sure that if we give special consideration for a 20 minute presentation, it is a presentation that is representative of the members wishes being carried out through the responsibilities of the executive board, not the position of a board pushing an agenda from their position as an executive board bypassing the wishes of their members. We've already seen how the executive boards get taken over by one group, and then voted out a year or so later when they take a position favorable to them, but contrary to the wishes of the masses.

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

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 30, 2014 9:58 AM  
**To:** Frank Meeker  
**Subject:** RE: information

Commission Meeker,

We have only offered Mr. Chimeunto 3 minutes per our procedures and protocols. I will forward you the email where we responded to his request. Per our process, the Board could grant additional time if they deem necessary however 20 minutes would be highly unusual.

The representation issue may be a question that may be best asked at the meeting. Staff does not investigate such claims as they are more political in nature and most often are not directly related to the merits of the case. Similarly, the BOCC represents and makes decisions for 100,000+/- diverse individuals which is nearly impossible (even with elections) to determine if a majority interest is actually being represented.

Please call or save for our meeting tomorrow.

Thanks

Craig

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

**From:** Frank Meeker  
**Sent:** Tuesday, December 30, 2014 9:25 AM  
**To:** Craig Coffey; Adam Mengel; Albert J. Hadeed  
**Subject:** information

I'm seeing a number of emails from folks in the big house at Ocean Hammock. Some claim the HOA board made an illegal move in taking a position on the Salamander project, most just claim the board does not represent the majority view. Michael now wants 20 minutes to represent his clients. I'm fine with that, but I'd like to know if the HOA board polled their members before taking a position on the project.

I've been dealing a lot with rogue boards these days and want to make sure that if we give special consideration for a 20 minute presentation, it is a presentation that is representative of the members wishes being carried out through the responsibilities of the executive board, not the position of a board pushing an agenda from their position as an executive board bypassing the wishes of their members. We've already seen how the executive boards get taken over by one group, and then voted out a year or so later when they take a position favorable to them, but contrary to the wishes of the masses.

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

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 30, 2014 10:10 AM  
**To:** COMMISSIONERS  
**Cc:** Albert J. Hadeed; Sally A. Sherman; Adam Mengel; 'Kate Stangle'  
**Subject:** FW: Hammock Beach / Salamander

Commissioners, We are advising speakers of our procedures. Please see the email trail below.  
Craig

---

**From:** Michael Chiumento III [<mailto:michael3@palmcoastlaw.com>]  
**Sent:** Tuesday, December 30, 2014 6:02 AM  
**To:** Adam Mengel; Frank Meeker  
**Cc:** Sally A. Sherman; Kate Stangle; Albert J. Hadeed; Craig Coffey  
**Subject:** Re: Hammock Beach / Salamander

Adam,

Thank you. I wanted to see if we could resolve this prior to avoid any additional "frustration" to the process and keep the meeting moving without drama.

Michael

---

**From:** Adam Mengel <[amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)>  
**Sent:** Monday, December 29, 2014 5:08 PM  
**To:** Michael Chiumento III  
**Cc:** Sally A. Sherman; Kate Stangle; Albert J. Hadeed; Craig Coffey  
**Subject:** RE: Hammock Beach / Salamander

Hi Michael:

My apologies for the delay in my response and please accept this email on behalf of Mr. Coffey regarding your request.

In follow up to your email, please be advised that the County Commission provides three minutes for public comments. A speaker (attorney, etc.) may request additional time to address the Commission at the meeting. The Commission has the discretion to allow additional time to a speaker during public comments, if they deem it is needed.

I hope this information satisfies your request and please contact me with any additional questions.

Thank you,

Adam

Adam Mengel, AICP, LEED AP BD+C  
Planning and Zoning Director  
Flagler County Planning and Zoning Department  
1769 E. Moody Blvd., Building 2, Suite 105  
Bunnell, FL 32110  
Direct line: (386) 313-4065  
E-mail: [amengel@flaglercounty.org](mailto:amengel@flaglercounty.org)

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Tuesday, December 30, 2014 1:48 PM  
**To:** Adam Mengel; Sally A. Sherman  
**Subject:** FW: Salamander

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

**From:** Mike Cohen [<mailto:mikecohen05@gmail.com>]  
**Sent:** Tuesday, December 30, 2014 11:16 AM  
**To:** Craig Coffey  
**Subject:** Salamander

To the Commission deciding my fate:

I own unit 216 at the Hammock overlooking the proposed construction of new and improved facilities. The board here is doing everything they can to prevent this proposal from happening in spite of the OVERWHELMING majority of owners in favor. I applaud our board for the snarky, underhanded and perhaps illegal way they've behaved in defense of the minority. Their behavior reinforces my distrust of government and authority that I've wavered on in recent times preferring to believe that perhaps there are some honest, trustworthy people in positions of authority still left somewhere in this country. I guess not here. Come to the hammock and see for yourselves the broken cement, the rusted metal, the black mold eating my lovely home while the board hires attorneys with MY money to defend the decline. It's a simple equation - Salamander has addressed every issue answered every question and solved every problem while the board continues to behave badly defending the ruination of my home. I have spoken with many other owners and we all agree - if you do not approve this proposal we are selling and leaving to prevent the inevitable further decline in the value of our property and our standard of living. Are there still people in authority who represent the majority? We shall see.

Michael Cohen  
Sent from my iPhone

## Adam Mengel

---

**From:** Craig Coffey  
**Sent:** Wednesday, December 31, 2014 10:12 AM  
**To:** Adam Mengel; Sally A. Sherman  
**Cc:** Albert J. Hadeed  
**Subject:** FW: Salamander Hotel Propossal

For the record. CC

---

**From:** Jim Cappola [mailto:cappola@yahoo.com]  
**Sent:** Wednesday, December 31, 2014 9:59 AM  
**To:** Craig Coffey  
**Subject:** Salamander Hotel Propossal

Mr. Coffey,

I support the Salamander Project in Palm Coast 100%. On a multitude of fronts, it's good for the neighborhood, the community in its entirety, the County of Flagler and the State of Florida. I know some people are opposed to this project, but when looking at their thoughts and ideas, most are purely personal in nature and not looking out for the collective good of our community. I urge your support in passing this endeavor and getting on with bringing Flagler County forward in the right direction. Thank you.

Best regards,

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

## Adam Mengel

---

**From:** triciaredd [triciaredd@aol.com]  
**Sent:** Thursday, January 08, 2015 11:42 AM  
**To:** Gretchen Smith  
**Subject:** Fwd: Salamander Hotel Propossal

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

**From:** Jim Cappola <cappola@yahoo.com>  
**To:** Mcdanielskip <Mcdanielskip@hotmail.com>; Triciaredd <Triciaredd@aol.com>  
**Sent:** Wed, Dec 31, 2014 10:11 am  
**Subject:** Fwd: Salamander Hotel Propossal

Sorry, I failed (forgot) to copy when sending my emails in support of the Salamander Project. Below is the verbiage (with some variations) sent to each member individually.

Begin forwarded message:

Mr. Ericson,

I support the Salamander Project in Palm Coast 100%. On a multitude of fronts, the project is good for the neighborhood, the community in its entirety, the County of Flagler and the State of Florida. I know some people are opposed to this project, but when looking at their thoughts and ideas, most are purely personal in nature and not looking out for the collective good of our community. I urge your support in passing this endeavor and getting on with bringing Flagler County forward in the right direction. Thank you.

Best regards,

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