



**Salamander Hospitality
LRA Hammock Beach Ocean & LRA NOHI LLC**

**Application
PUD Amendment (Reclassification)
&
Site Development Plan Review In a PUD**

Flagler County Board of County Commissioners
February 2, 2015 - Public Hearing



OUR LOCATIONS



Salamander Resort & Spa ▶
MIDDLEBURG, VA



PGA TOUR'S VALSPAR
CHAMPIONSHIP
Innisbrook Golf Resort & Spa ▶
PALM HARBOR, FL



Reunion Resort & Spa ▶
ORLANDO, FL



Hammock Beach Resort ▶
FLAGLER COUNTY, FL

Salamander is the largest operator of golf resorts in Florida.

OUR SIGNATURE – DESTINATION GOLF RESORTS



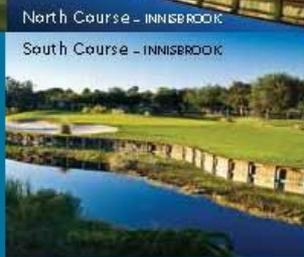
Copperhead Course - INNISBROOK



Island Course - INNISBROOK



North Course - INNISBROOK



South Course - INNISBROOK

TAKE THE TOTAL TRAIL EXPERIENCE

- Three incredible, easily accessible golf resorts
 - Nine highly-rated courses designed by the game's Legends
 - Practice facilities and instruction at the ANNIKA™ Academy
 - Spacious villa accommodations, multiple bars and restaurants
- Packages of all lengths available.*



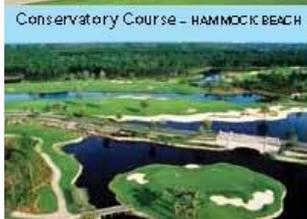
Watson Course - REUNION



Nicklaus Course - REUNION



Palmer Course - REUNION



Conservatory Course - HAMMOCK BEACH



Ocean Course - HAMMOCK BEACH

LegendsOfGolfTrail.com

01/13/00

THE LEGENDS OF GOLF TRAIL



GRAND GOLF RESORTS OF FLORIDA

A SALAMANDER COLLECTION

INNISBROOK TAMPA BAY | REUNION ORLANDO | HAMMOCK BEACH PALM COAST

OUR TEAM HAS PROVEN RESULTS



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THE JEFFERSON HOTEL (RICHMOND, VA)

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OUR TEAM HAS PROVEN RESULTS



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THE HERMITAGE HOTEL (NASHVILLE, TN)

5



OUR TEAM HAS PROVEN RESULTS



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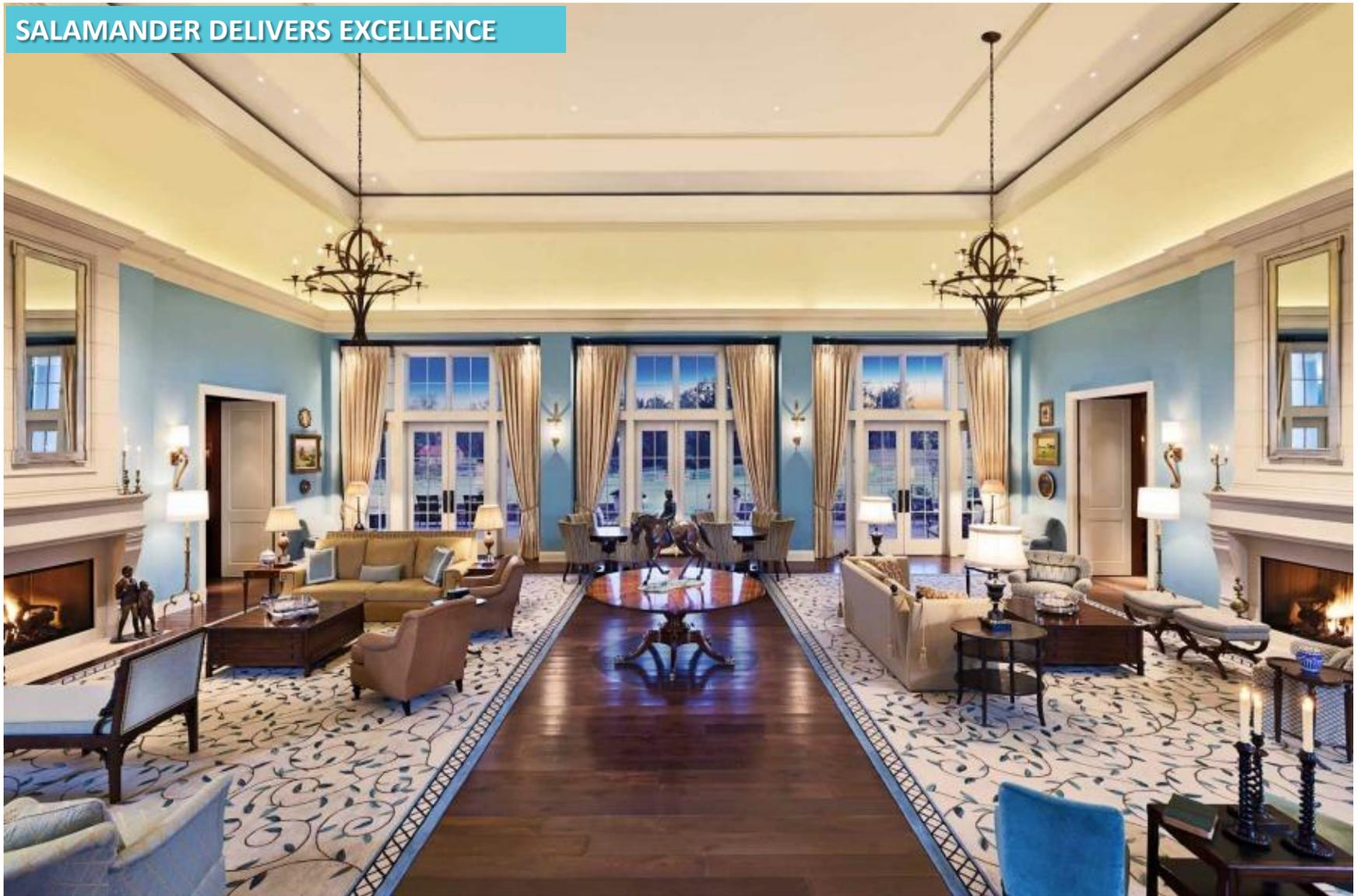
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THE SANCTUARY AT KIAWAH ISLAND GOLF RESORT

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SALAMANDER DELIVERS EXCELLENCE



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SALAMANDER RESORT & SPA (MIDDLEBURG, VA)

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Environmental and Permitting Services

Kimley»Horn
Lassiter Transportation Group, Inc.
ENGINEERING AND PLANNING

EDSA

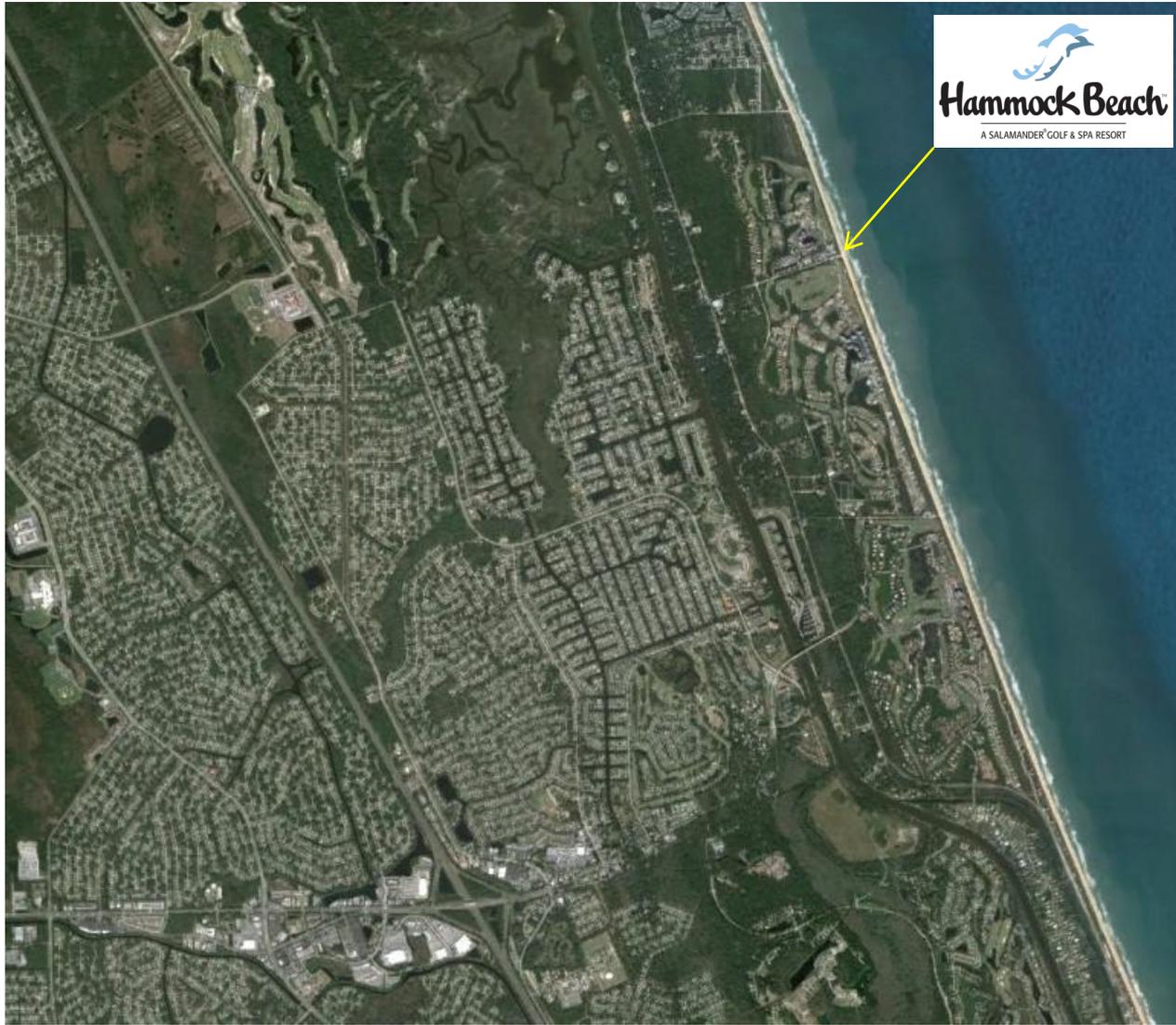
FEG  **FLORIDA ENGINEERING GROUP**


Hammock Beach
A SALAMANDER GOLF & SPA RESORT

Salamander
HOTELS & RESORTS


COOPER CARRY

LOCATION: HAMMOCK BEACH RESORT, FLAGLER COUNTY



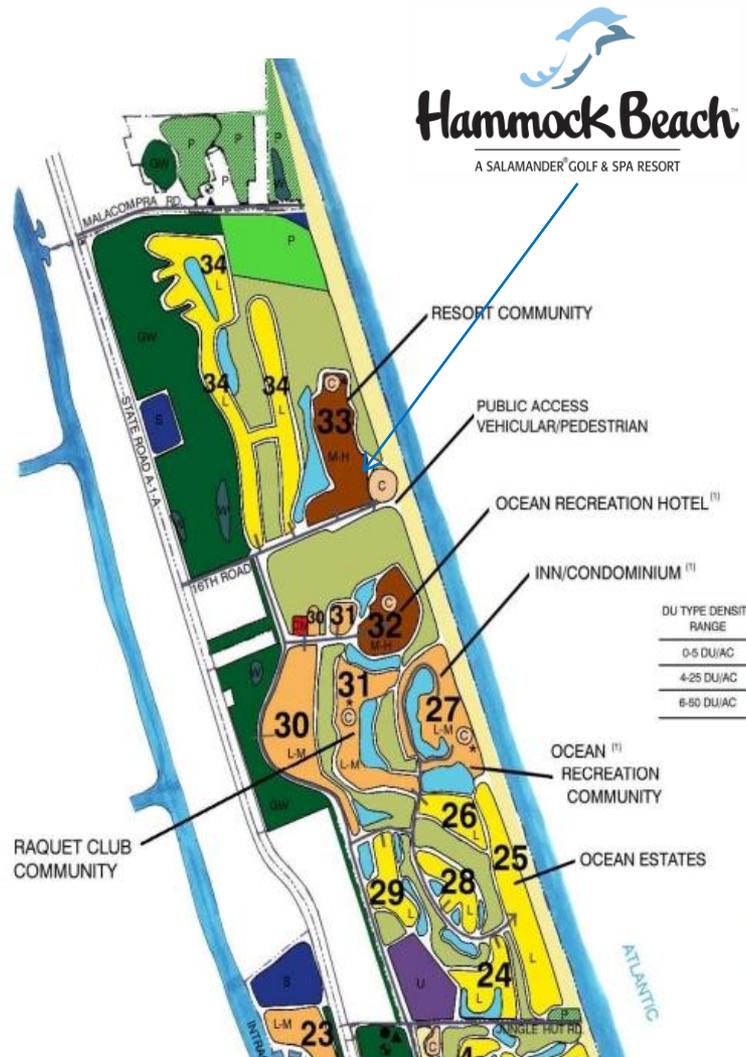
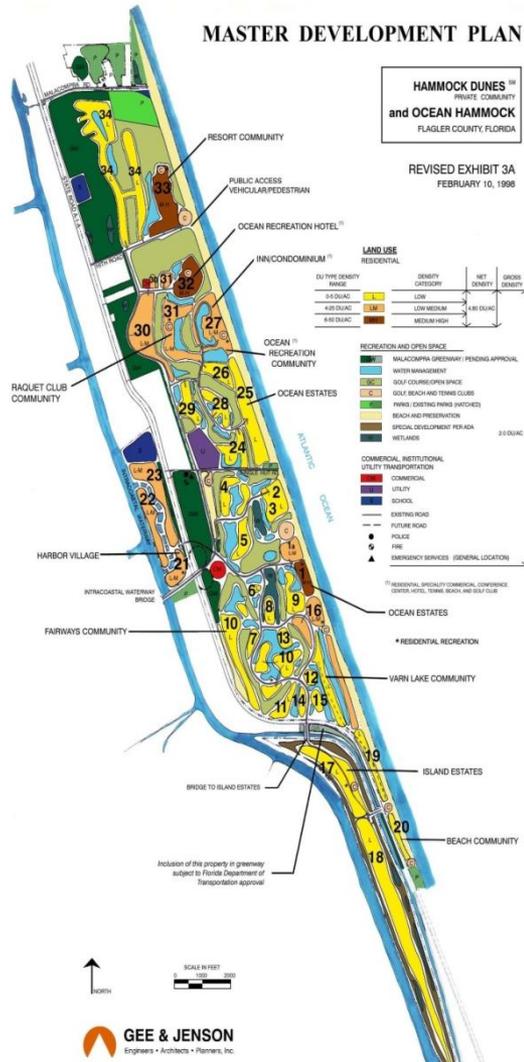
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NEW LODGE IS WITHIN HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT

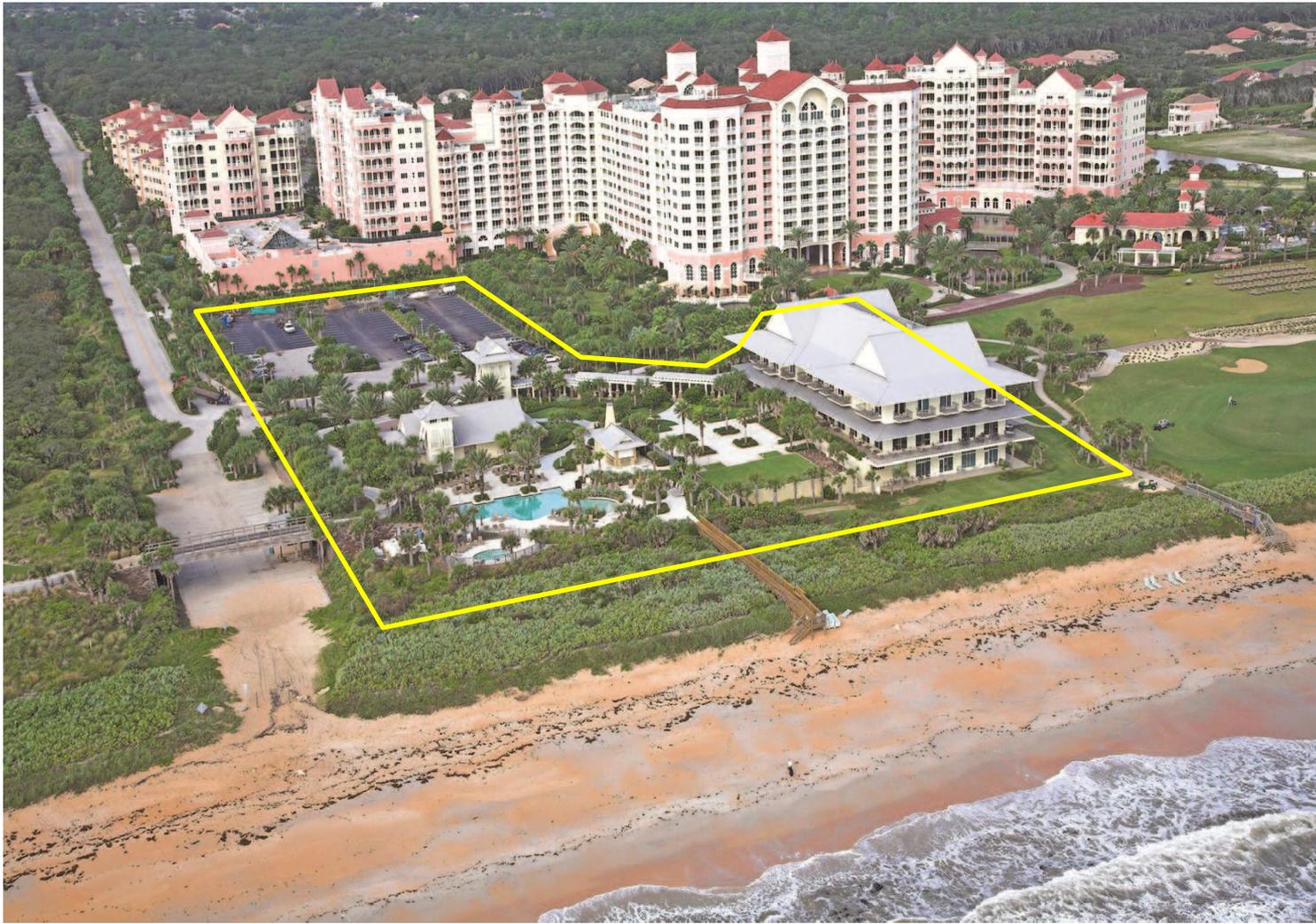


HAMMOCK BEACH RESORT



 Holland & Knight Bio-Tech Consulting Inc. Environmental and Permitting Services	 Kimley & Horn Lassiter Transportation Group, Inc. ENGINEERING AND PLANNING	 EDSA	 FEG FLORIDA ENGINEERING GROUP	 Hammock Beach A SALAMANDER GOLF & SPA RESORT	 Salamander HOTELS & RESORTS	 COOPER CARRY
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EXISTING LODGE SITE IS AN ESSENTIAL PART OF THE GOLF COURSE



WE ARE DOING THE BEST WE CAN

1-866-841-0287 Reservations Specials & Packages Plan Your Stay Contact Us SOCIAL EVENTS PHOTOS

OVERVIEW ACCOMMODATIONS GOLF MARINA ACTIVITIES DINING SPA & WELLNESS MEETINGS WEDDINGS

Hammock Beach
A SALAMANDER GOLF & SPA RESORT

VOTED #1
RESORT IN
FLORIDA

AAA
Approved
Lodging

According to Travel + Leisure's 2015 World's Best Awards, Hammock Beach Resort is the #1 rated Florida resort and it's the #5 family resort in the country

Fall Golf Specials Resort Events Sundancer Cruises

A LONG TERM VIABLE SOLUTION IS NEEDED

What happens if we do nothing:

- Continued loss of business at an accelerated pace
- Declining real estate values
- Inability to compete with other destination resorts and Clubs
- Financial inability to renovate and restore existing assets
- Steady loss of jobs
- Missed opportunity to enhance Flagler County's economy with similar challenges.



COMPETITORS HAVE SPENT MILLIONS IN IMPROVEMENTS POST RECESSION



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & Spa



The Ritz-Carlton, Amelia Island

OUR ANSWER: NEW LODGE DESIGN SENSITIVE TO THE SURROUNDING NEIGHBORHOOD, RIGHT SIZED, WITH WORLD CLASS QUALITY



NEW LODGE HAS UNIQUE DESIGN SENSITIVE TO VIEW CONSIDERATIONS

EXISTING LODGE BUILDING EL. AT TOP:
76' - 0"

MAX. HEIGHT: 74' - 0"



NEW LODGE PROGRAMMING

198 Total Guestrooms **450 SF (EA)**
 Pro Shop **1,800 SF**
 Locker Rooms **1,800 SF**

Members Facilities

Locker Rooms **1,520 SF**
 Club Room **1,800 SF**
 Billiard Room **1,400 SF**
 Library **780 SF**

Restaurant **3,300 SF**
 Private Dining **600 SF**
 Bar & Lounge **1,650 SF**

Conference Spaces

Ballroom **5,400 SF**
 Meeting Rooms **2,300 SF**

Total Building Footprint **40,000 SF**

Mandatory Guest Valet

Member Preferred Parking Areas
 Interconnectivity W/Existing Resort Parking

Parking Areas

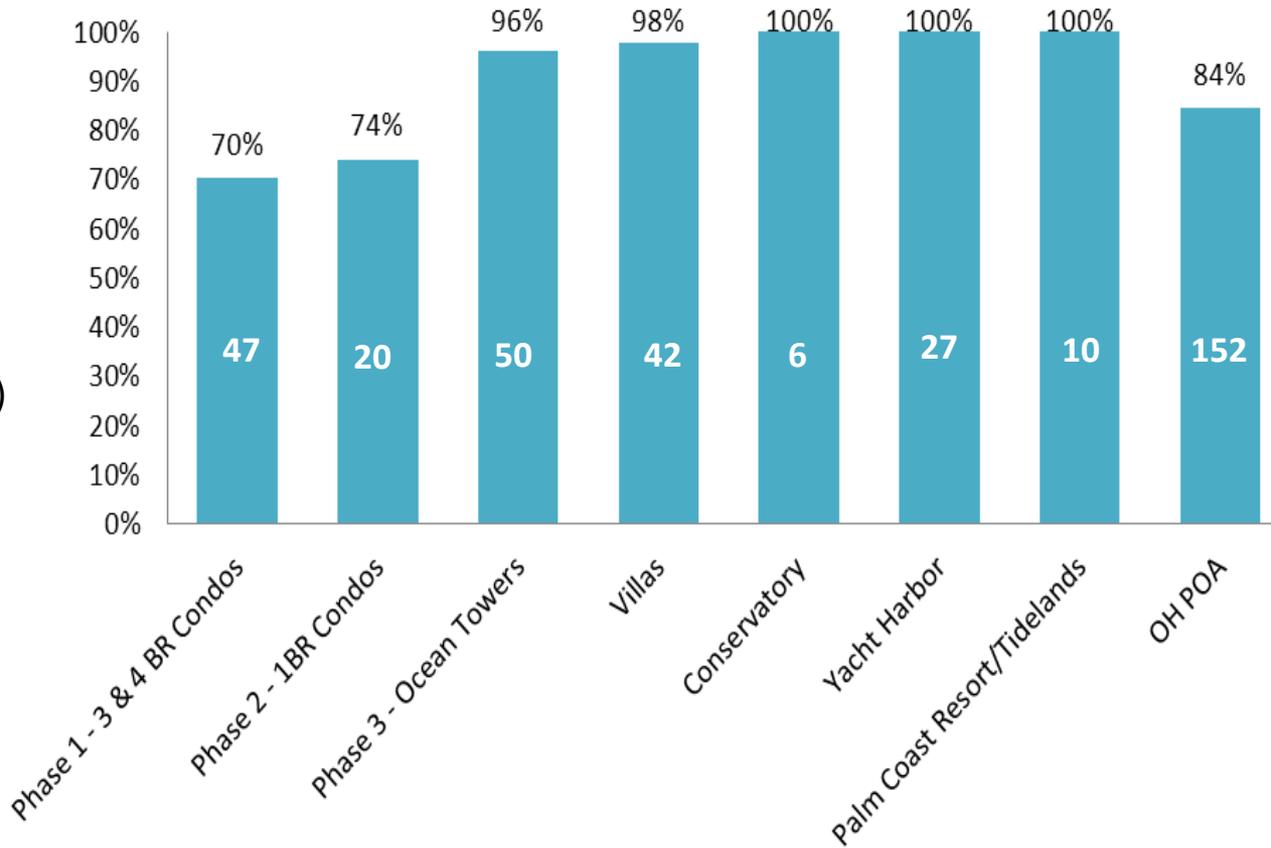
Structured Parking 50 Spaces
 Grade Parking 149 Spaces
 Piazza Parking 20 Spaces
 Maintenance Parking 25 Spaces*

Other Program Elements:

Pools And Deck
 Cart Storage
 Office & Administration
 Concierge
 Kitchen

HAMMOCK BEACH OWNERS OVERWHELMING SUPPORTED OUR APPLICATION

Percentage Support by Community (percentage of 412 ballots cast April 5 – 12, 2014)

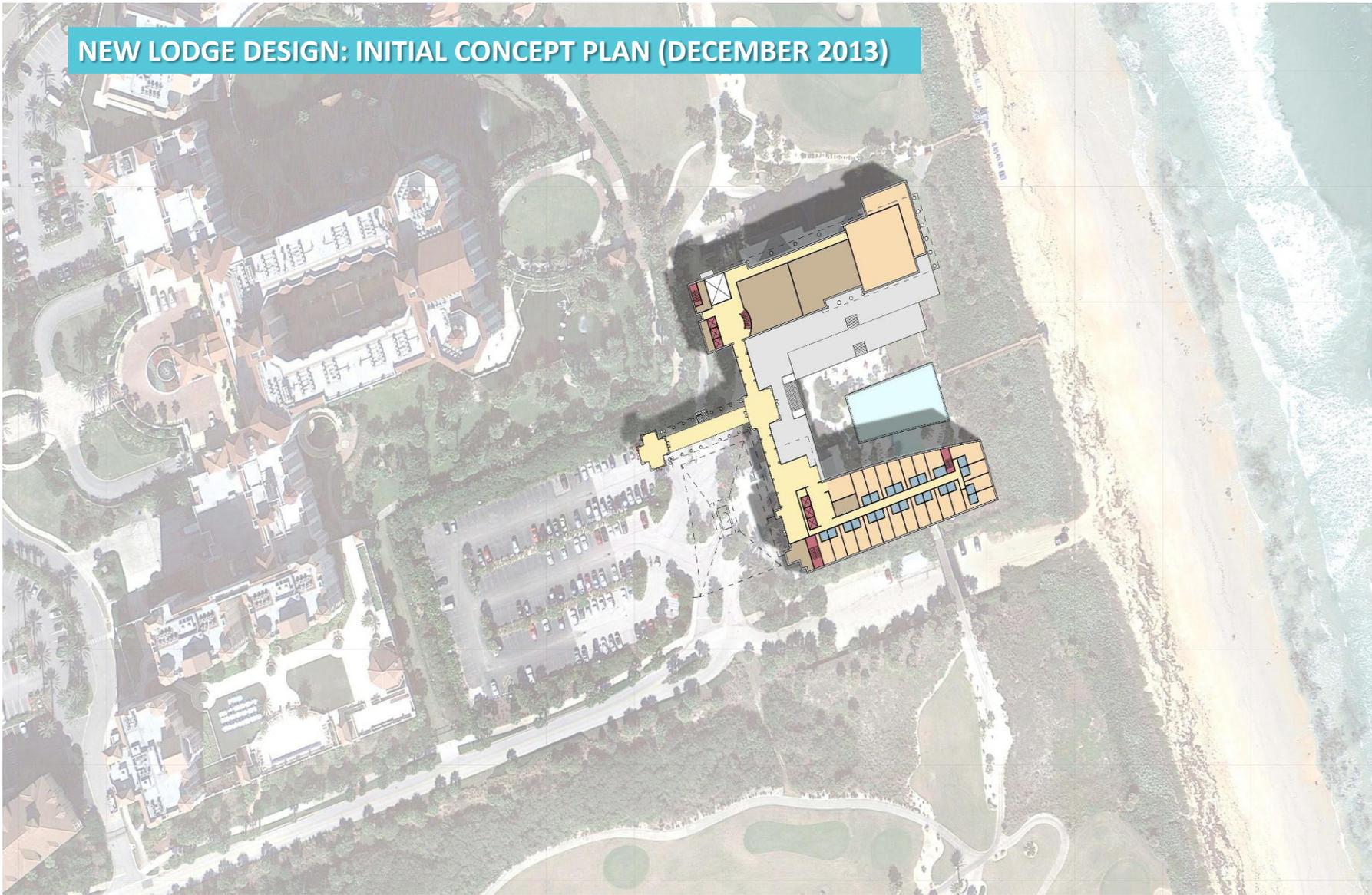


We would not move forward with this application for redevelopment without the overwhelming support of a majority of our members and property owners.

RESPONSIBLE DEVELOPMENT INCLUDES COMMUNITY OUTREACH AND ENGAGEMENT

October 27, 2011	Salamander Begins Management of Hammock Beach
December 2013 – January 2014	Community Committee Established
February 13, 2014	Community Committee Meeting – Concept Development
February 27, 2014	Community Committee Meeting – Concept Development
March 6, 2014	Community Committee Meeting – Concept Development
April 5, 2014	Town Hall Meeting, Concept Plan Presentation,
April 5 – 12, 2014	Straw Poll Final Results Communicated April 14
May 6, 2014	Hammock Conservation Coalition Conceptual Plan Presentation
May 7, 2014	Meeting with Dunes CDD
May 7, 2014	Pre-application Meeting with Flagler County Growth Management
August 26, 2014	Community Committee SDP Application Briefing
August 27, 2014	SDP Application Submitted to Flagler County
September 5, 2014	Member and Property Owner SDP Application Briefing
September 17, 2014	Technical Review Committee SDP Application Review
September 26, 2014	Scenic A1A PRIDE Application and SDP Presentation
October 7, 2014	Hammock Conservation Coalition SDP Presentation
October 9, 2014	Scenic A1A PRIDE Special Meeting
October 14, 2014	Planning & Development Board Meeting
October 24, 2014	Scenic A1A PRIDE Meeting
December 9, 2014	Planning & Development Board Meeting

NEW LODGE DESIGN: INITIAL CONCEPT PLAN (DECEMBER 2013)



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NEW LODGE CONCEPT PLAN SUBMITTED IN APPLICATION (AUGUST 26, 2014)



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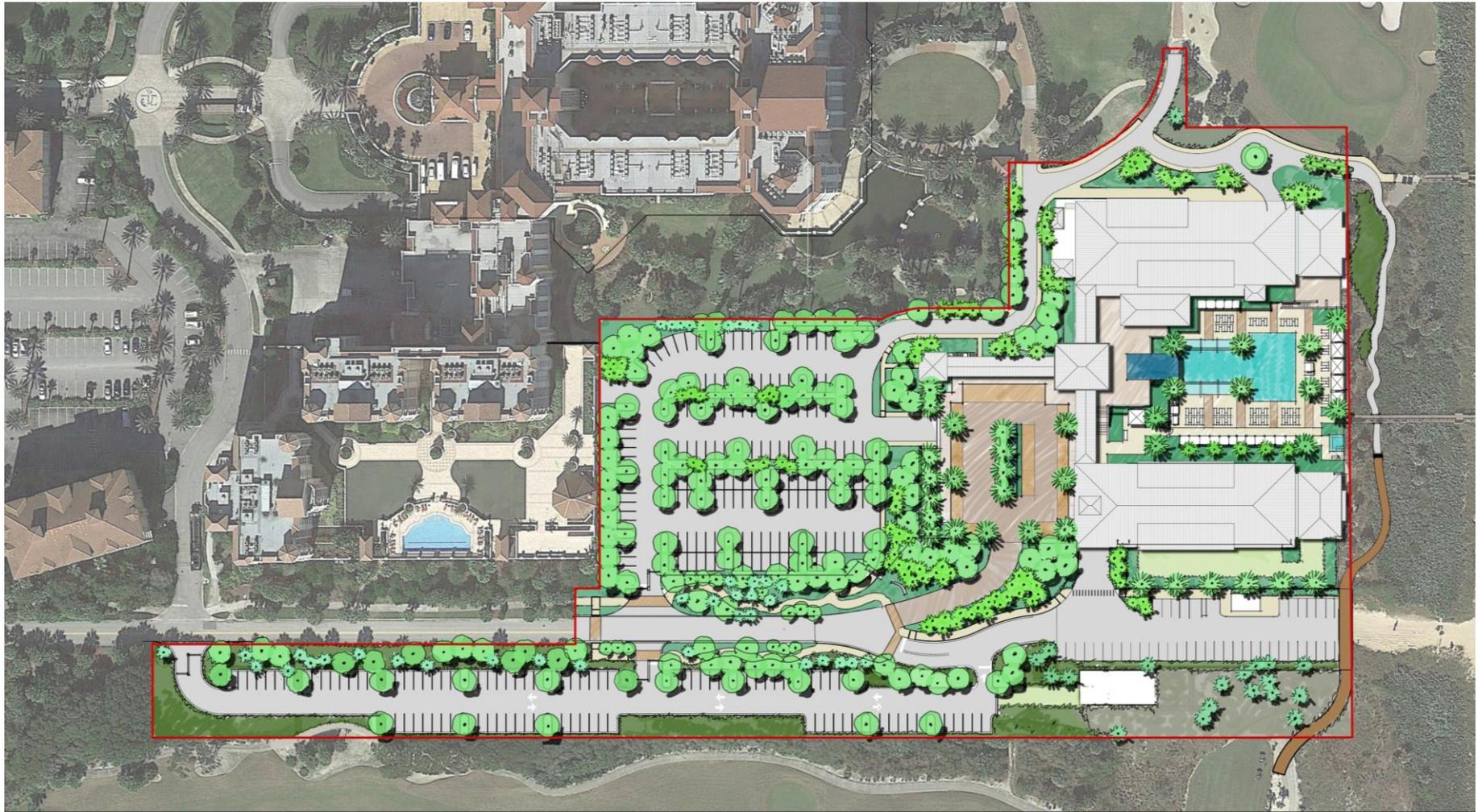
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Hammock Beach
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 HOTELS & RESORTS

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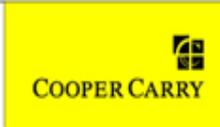
NEW LODGE PLAN INCORPORATING INPUT FROM MEMBERS, PUBLIC, & SCENIC A1A PRIDE (SEPT. 29, 2014)



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REVISED NEW LODGE PLAN PRESENTED TO PLANNING BOARD (DECEMBER 9, 2014)



NEW LODGE PLAN FOR COUNTY COMMISSIONERS CONSIDERATION (FEBRUARY 2, 2015)



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DIFFERENCE IN SCALE



View from 18 tees (looking south)

NEW LODGE – VIEW SENSITIVITY IS KEY ELEMENT OF BUILDING DESIGN



View from Ocean Towers Fifth Floor (looking east)

VIEW SENSITIVITY IS KEY ELEMENT OF NEW LODGE BUILDING DESIGN



View from Ocean Towers Fourth Floor (looking east)

REQUEST OF THE BOARD OF COUNTY COMMISSIONERS

Redevelopment of existing Hammock Beach Club and Lodge

- **Reclassification of 6.5 acres of existing PUD to redevelop lodge within footprint of existing buildings**
- **Site Development Plan Review**
- **Approval with such reasonable conditions as requested**



CHANGING MARKET CONDITIONS JUSTIFY REDEVELOPMENT

“Because DRIs generally take a substantial period of time to complete, the development plans are subject to periodic amendment in order to adjust to changing market conditions, financial conditions, and other variables.”

Recommended Order ALJ 2011

Hammock
Dunes DRI
has been
amended six
times



FLAGLER COUNTY APPLICATION PROCESS TIMELINE

- **August 27, 2014: Application for Site Development Plan Review filed**
- **September 17, 2014: Technical Review Committee meeting**
- **October 14, 2014: Planning and Development Board Hearing
4-2 vote to continue until Nov 12th**
- **Notice amended to include Rezoning (Reclassification) of Lodge Site**
- **December 5, 2014: Updated Staff Report and Analysis - Recommendation for Approval**
- **December 9, 2014: Planning and Development Board Hearing
3-2 Vote To Recommend Denial Of Reclassification**
- **January 30, 2015: Updated Staff Report and Analysis – Recommendation for Approval**



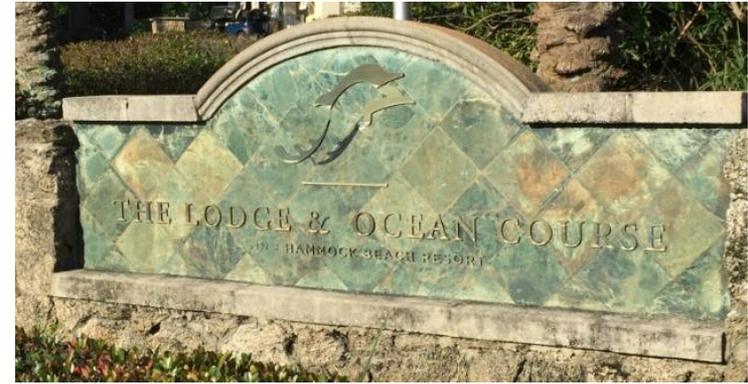
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NEW LODGE APPLICATION PROCESS

- DRI-DO states process for amendment is Site Development Plan Review
- ALJ Recommended Order indicates process for amendment to the DRI should be a reclassification
- Flagler County Ordinance does not provide mechanism for PUD amendments; therefore County has historically accomplished through SDP & Plat process
- Hearing is quasi judicial



STANDARD OF REVIEW – PUD RECLASSIFICATION

The proposed PUD does not affect adversely the orderly development of Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners

The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood

The decision must be supported by competent substantial evidence in the record



HEARING PROCESS AND EVIDENCE



- The administrative record includes all of the items on the Flagler County website for Ocean Hammock Lodge (<http://www.flaglercounty.org/index.aspx?NID=1092>)
- We are placing the record a bound copy of this power point together with supportive materials including expert testimony and resume of experts
- The applicant and staff are in agreement that the application should move forward as both an amendment to the Site Development Plan and as an amendment to the PUD Development Order
- While the Recommended Order and Final Order in the 2011 NOPC matter are guides to the process they are not dispositive to the issue
- The Essentially Built Out Agreement converts the 1984 Development of Regional Impact Development Order into a Planned Unit Development
- Commissioners may consider a condition to amend the golf course plat addendum consistent with this application

PRESERVING GOLF COURSE RECREATIONAL USE AND ENHANCING ITS FUTURE



Dear Chairman Meeker and Board of County Commissioners:

As the designer of the Ocean Course at Hammock Beach, Salamander Hotels and Resorts shared with me the plans for a proposed New Lodge to be located at the current Lodge site. I have reviewed the plans and concluded that the New Lodge is consistent with the overall quality and recreational use of the golf course, and will in no way negatively affect its designation as a Nicklaus Signature course. Furthermore, I believe that such reinvestment in sensitive and thoughtful luxury development is important for golf and its future.



Sincerely,



Jack Nicklaus



ENVIRONMENTALLY SENSITIVE DESIGN

- consistent with Scenic A1A Overlay
- increases dune buffer by 15 feet between the New Lodge buildings and the Coastal Construction Control Line (CCCL)
- restores dune vegetation between the New Lodge and the CCCL
- increases the number of native tree species increasing tree canopy
- creates a more natural dune environment along the 16th Road beach access and public parking lot
- raises awareness and education for sea turtles, migratory whales, and coastal birds
- meets and exceeds resource protection standards established by Flagler County and regulatory authorities
- establishes an ongoing means to fund conservation and environmental education
- does not cast a shadow on the beach
- incorporates required lighting design for protection of marine sea turtles

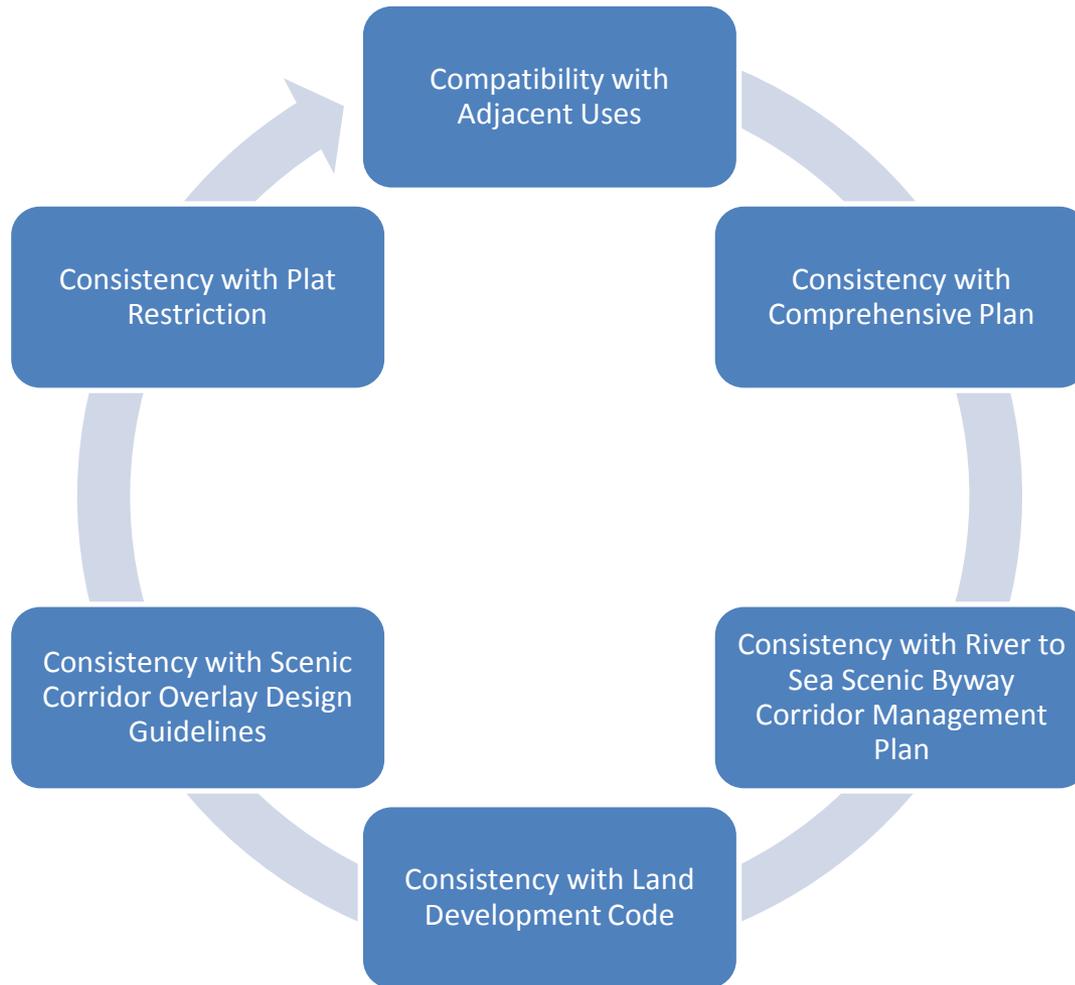


CONDITIONS OF APPROVAL

Approval of the Ordinance as proposed by County staff with additional conditions in Section 2:

- a. amendment of the golf course plat and plat addendum to:
 - 1. carve out New Lodge site in accordance with the revised site plan**
 - 2. protect the golf course as open space through an enforceable restrictive covenant****
- b. require commencement of construction within five years or entitlement lapses**
- c. obligate and bind future owners**

NEW LODGE PLAN IS CONSISTENCY AND COMPATIBILITY ANALYSIS



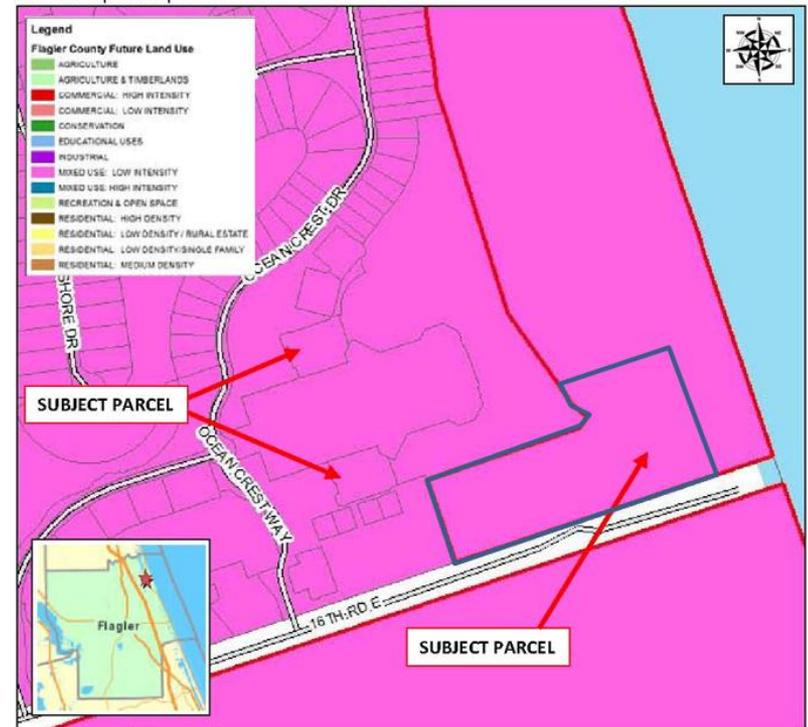
NEW LODGE CONSISTENCY EVALUATION WITH THE FLAGLER COUNTY COMPREHENSIVE PLAN

Future Land Use Element (FLUE) Goal A.1. Flagler County shall strive to achieve orderly, harmonious and judicious use of the land through a distribution of compatible land uses, fostering the viability of new and existing communities while maintaining the agricultural pursuits of the County, and recognizing and preserving the integrity of the natural environment.

- Future Land Use Map Land designation – No amendment is required for the Project; land use densities are consistent with the designation
- Future Land Use Element - Staff has conducted detailed review that shows compliance with the adopted Comprehensive Plan
- Recreation and Open Space – Consistent with goals, objectives and policies



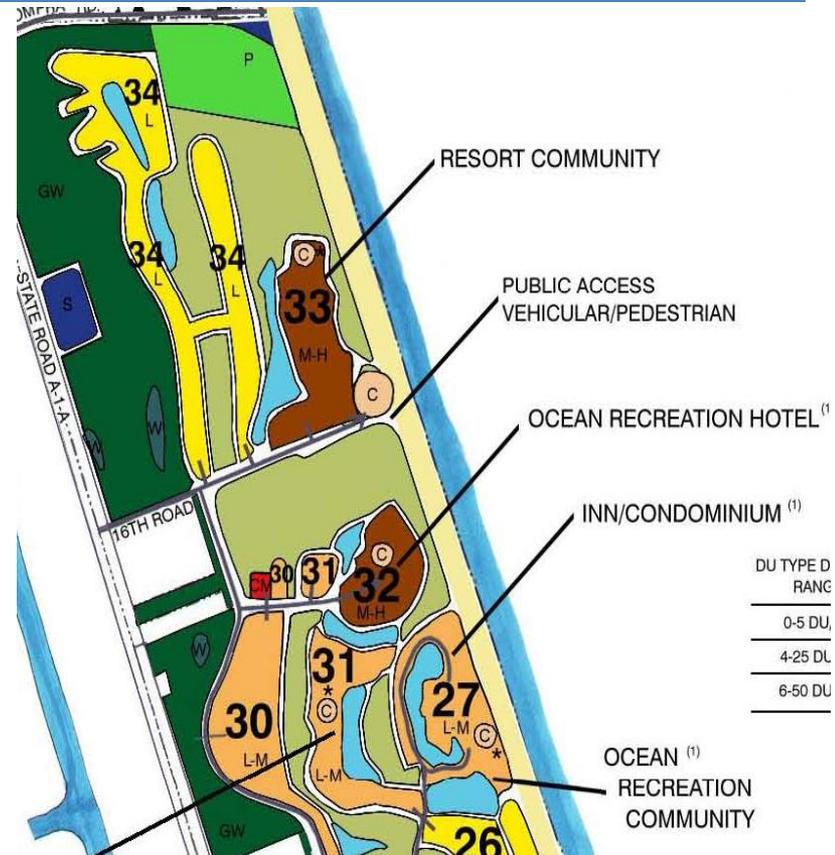
FLUM Map excerpt:



CONSISTENCY EVALUATION: Flagler County Comprehensive Plan

Section 17.5.g 1984 DRI DO: Flexibility Considerations: *As a Planned Unit Development, this project is expected to seek flexibility within the County Development and Subdivision Ordinances.....*

- The Original 1984 DRI DO contemplated a resort community within the project
- The approval for the existing lodge and clubhouse was found to be consistent with Section 14.5 of the DRI DO
- The Essentially Built-out Agreement anticipates the request for development of the un-used 561 dwelling units (including the use as resort rooms)
- Concurrency has been met for the un-used 561 dwellings
- Proposed development is 32% of the maximum future development allowed by the DRI DO



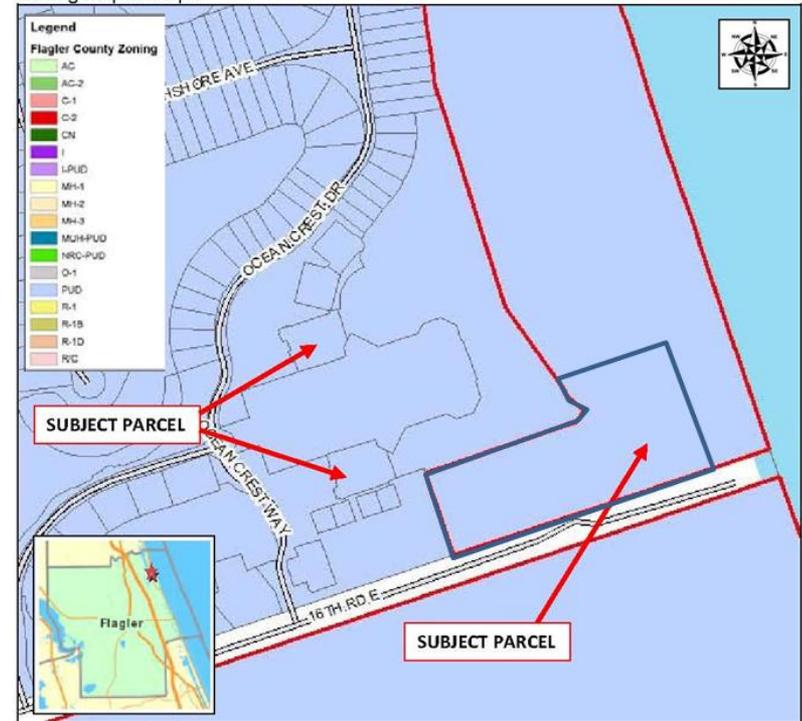
NEW LODGE CONSISTENCY EVALUATION WITH THE: FLAGLER COUNTY LAND DEVELOPMENT CODE

ARTICLE III. ZONING DISTRICT REGULATIONS 3.04.01. – PUD defined.

B. The proposed PUD must be in harmony with the purposes of Article III, Zoning District Regulations and the Flagler County Comprehensive Plan. The design and construction of a PUD project shall follow a carefully devised plan of development which must be prepared in accordance with the requirements, procedures, and approvals herein prescribed.

- No other development in the DRI has followed the process established for this application
- Application is consistent with Section 3.04 of the Land Development Code (LDC) regarding the application and informational requirements for a PUD reclass-there is not an amendment process described in the LDC
- A detailed Site Development Plan has been reviewed by the Flagler County staff and the Site Development Plan complies with the various development standards and requirements enforced by Flagler County

Zoning Map excerpt:



USES ARE CONSISTENT WITH FLAGLER COUNTY LAND DEVELOPMENT CODE

Hammock Beach Resort is a luxury destination resort, licensed as a hotel and resort rental operation, providing lodging and a wide range of recreational amenities for use by members and guests.

Florida Department of Business Professional Regulation
DBPR ONLINE SERVICES

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Licensee Details

Licensee Information	
Name:	Commonwealth Palm Coast Operating Corp (Primary Name) LODGE AT OCEAN HAMMOCK (THE) (DBA Name)
Main Address:	50 LEANNI WAY STE C3 PALM COAST Florida 32137
County:	FLAGLER
License Mailing:	50 LEANNI WAY STE C3 PALM COAST FL 32137
County:	FLAGLER
License Location:	105 16TH ROAD PALM COAST FL 32137
County:	FLAGLER

License Information	
License Type:	Hotel
Rank:	Hotel
License Number:	HOT2800588
Status:	Ownership Changed
Licensure Date:	04/01/2003
Expires:	06/01/2007

Special Qualifications	
	Qualification Effective



HAMMOCK BEACH RESORT

OCEAN TOWERS
PHASE III (42
UNITS)

ONE BEDROOMS
AT HB –
NORTH(67
UNITS)

ONE BEDROOMS
AT HB –
SOUTH(60
UNITS)

VILLAS AT HB
(116 UNITS)

OCEAN TOWERS PHASE IV
(50 UNITS)

HAMMOCK BEACH CLUB
CONDOS – PHASE I (148
UNITS)

LEGEND

- (A) THE CLUB PHASE I & II (275 UNITS)
- (B) OCEAN TOWERS PHASE III (42 UNITS)
- (C) OCEAN TOWERS PHASE IV (50 UNITS)
- (D) EXTERIOR POOL AMENITIES
 - (D1) SLIDE POOL
 - (D2) LAZY RIVER
 - (D3) ADULT POOL
 - (D4) BEACH POOL
 - (D5) SPA POOL
- (E) INDOOR POOL COMPLEX
- (F) ROOFTOP POOL
- (G) GRAND LAWN
- (H) PUTTING COURSE
- (I) OCEAN HAMMOCK CLUBHOUSE
- (J) VILLAS

LODGE USES:

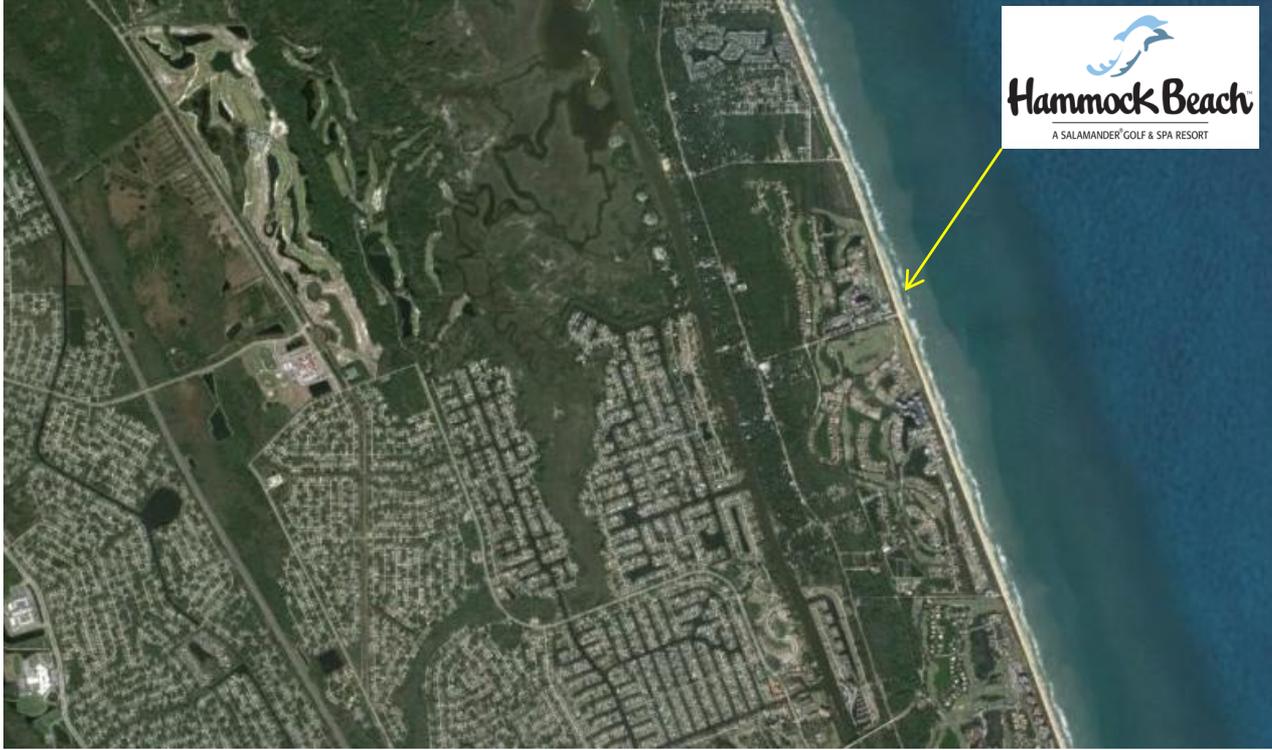
- HOTEL ROOMS
- CONFERENCE FACILITIES
- RESTAURANT & BAR
- PRO SHOP & GOLF FACILITIES
- MEMBER RECREATION
- FITNESS CENTER
- POOL COMPLEX
- GUEST & MEMBER PARKING
- BEACH ACCESS

HAMMOCK BEACH RESORT



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LOCATED IN URBAN DEVELOPMENT, NOT A RURAL AREA



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<p>Holland & Knight Bio-Tech Consulting Inc. Environmental and Permitting Services</p>	<p>Kimley & Horn Lassiter Transportation Group, Inc. ENGINEERING AND PLANNING</p>	<p>EDSA</p>	<p>FEG FLORIDA ENGINEERING GROUP</p>	<p>Hammock Beach A SALAMANDER GOLF & SPA RESORT</p>	<p>Salamander HOTELS & RESORTS</p>	<p>COOPER CARRY</p>
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THE NEIGHBORHOOD INCLUDES HAMMOCK'S DEVELOPED COASTLINE WITH MANY MID RISE BUILDINGS



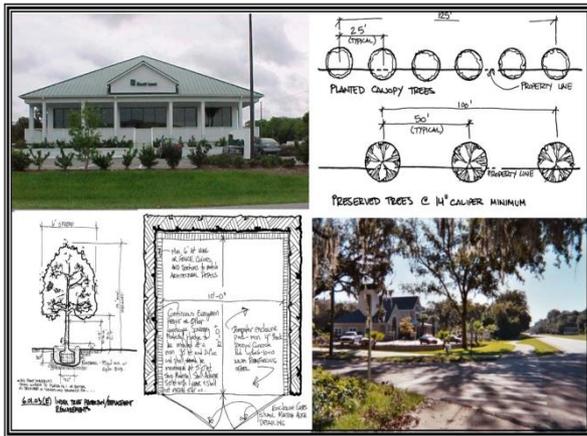
Hammock Dunes to the South of the New Lodge

THE NEIGHBORHOOD INCLUDES BEACHFRONT DEVELOPMENTS SIGNIFICANTLY GREATER THAN THE LODGE



Surf Club to the North and Cinnamon Beach to the South of the New Lodge

Flagler County Scenic Corridor Overlay District Design Guidelines Handbook



Flagler County, Florida
Department of Planning and Zoning
August 2004



This document was made possible through a grant from the Federal Highway Administration.

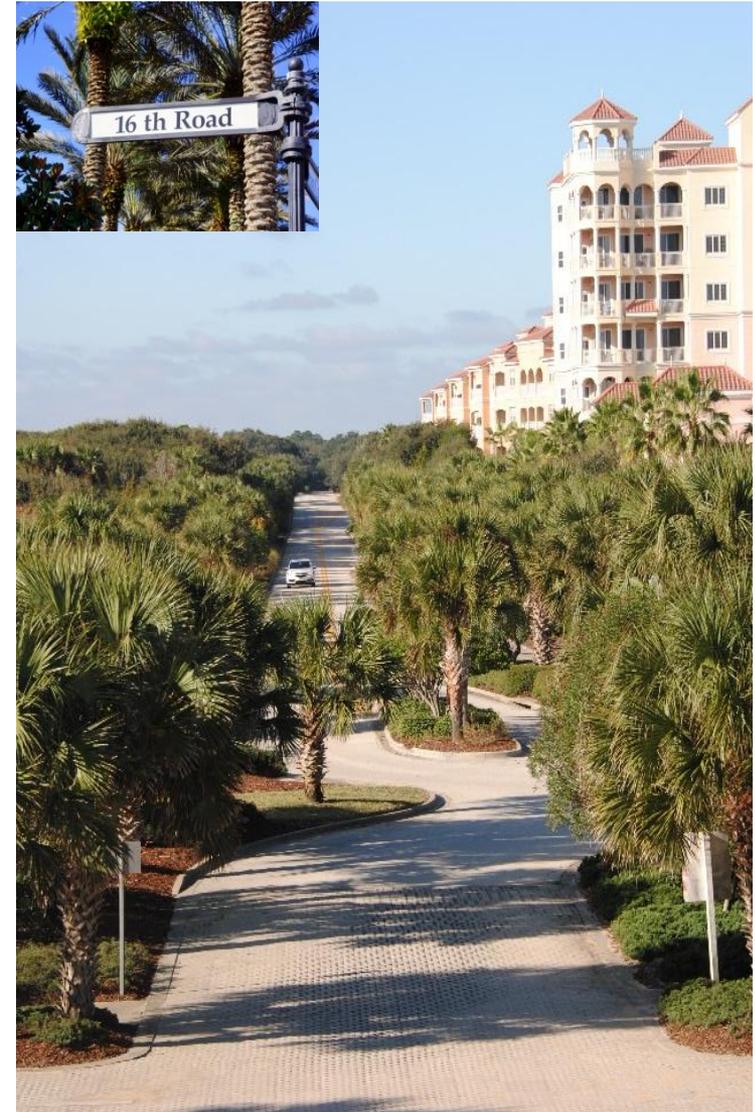
Development Criteria

- Land use
- Setbacks
- Landscaping (screening and buffering)
- Perimeter
- Interior
- Buffers
- Tree Protection
- Signs (and lighting)
- Parking (and traffic)
- Loading dock and waste management
- Architecture (perspectives, elevations, harmony)
- Site Design Principles
- Public Beach Access
- Community Benefits

A1A SCENIC PRIDE REVIEW

Corridor Management Entity Concerns

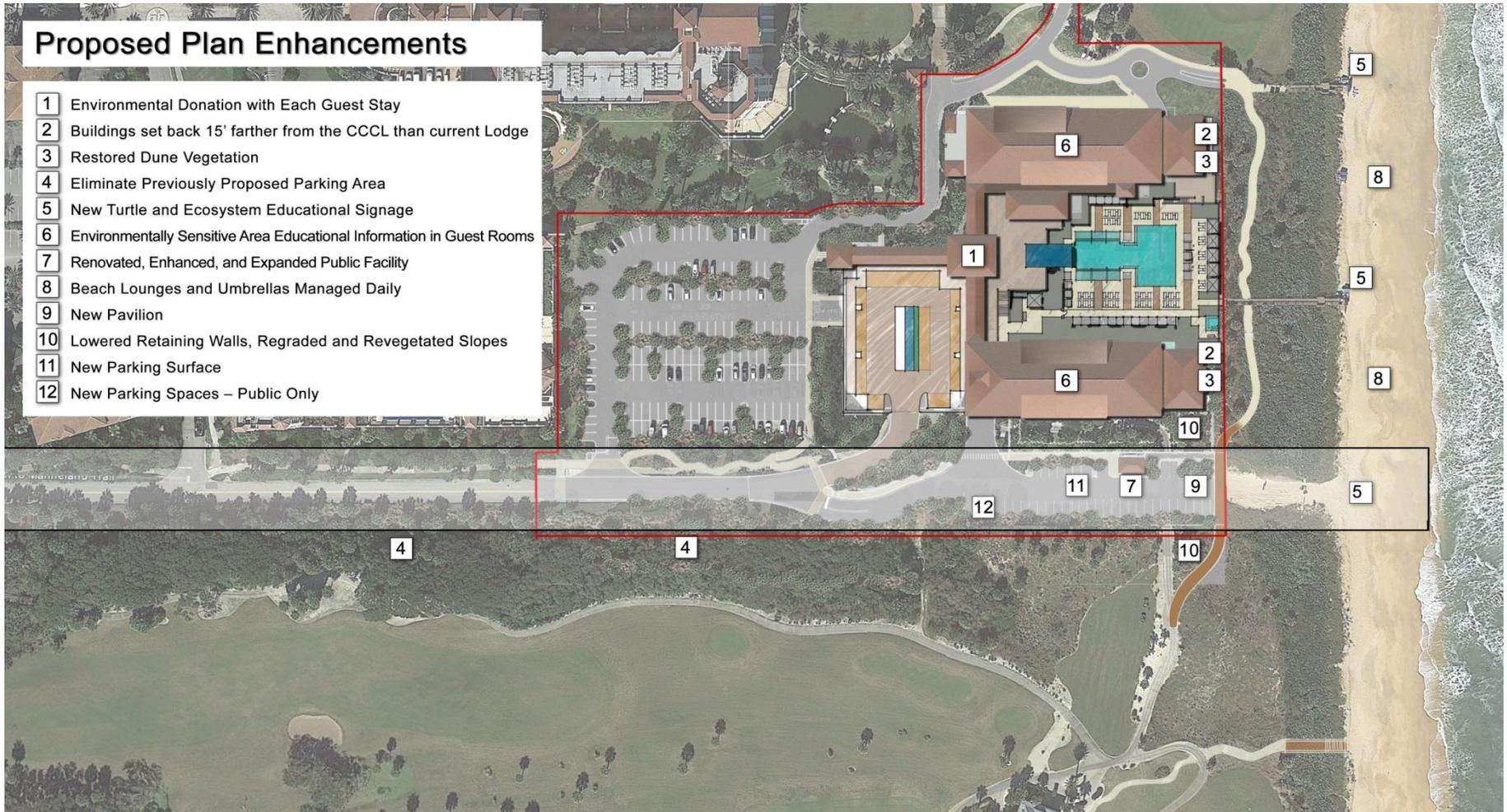
1. Potential for traffic congestion at the public beach access and A1A
2. Lack of any current traffic study
3. Overcrowding at the beach that could deter from public enjoyment of the County park
4. Disturbance to dune wildlife and the environment;
5. Loss of mature trees and vegetation
6. Failure to manage turtle-hazardous lighting and lounge chair removal at night
7. Building heights that will overshadow the beach and spoil the feeling of open space



PLAN ENHANCEMENTS ADDRESSING CME CONCERNS (JANUARY 9, 2015)

Proposed Plan Enhancements

- 1 Environmental Donation with Each Guest Stay
- 2 Buildings set back 15' farther from the CCCL than current Lodge
- 3 Restored Dune Vegetation
- 4 Eliminate Previously Proposed Parking Area
- 5 New Turtle and Ecosystem Educational Signage
- 6 Environmentally Sensitive Area Educational Information in Guest Rooms
- 7 Renovated, Enhanced, and Expanded Public Facility
- 8 Beach Lounges and Umbrellas Managed Daily
- 9 New Pavilion
- 10 Lowered Retaining Walls, Regraded and Revegetated Slopes
- 11 New Parking Surface
- 12 New Parking Spaces – Public Only



OUR GUIDING PRINCIPLES

Protect and
enhance golf
course

Preserve the
Hammock's
natural
environment

Improve the
experience and
create value for
owners and
members

Make
Hammock
Beach Resort a
world class
destination

WORLD CLASS GOLF COURSE LODGING – THE LODGE AT PEBBLE BEACH



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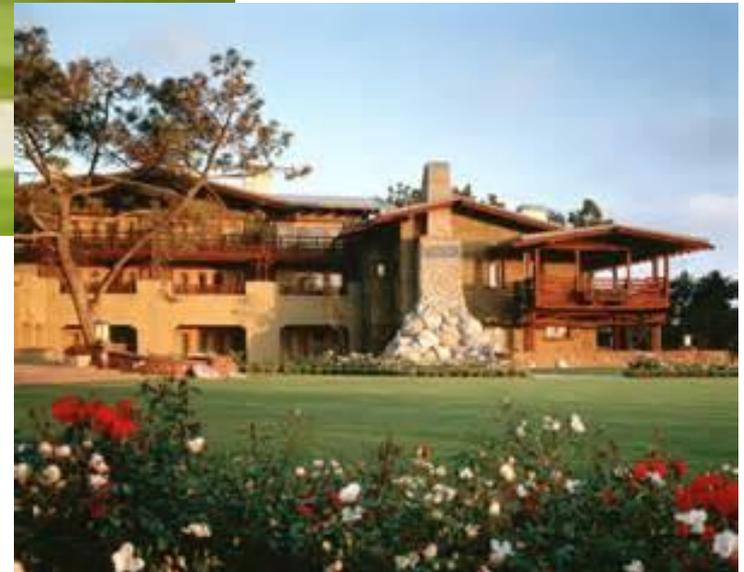
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THE LODGE AT PEBBLE BEACH

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WORLD CLASS GOLF COURSE LODGING – The Lodge at Torrey Pines



WORLD CLASS GOLF COURSE LODGING – THE INN AT SPANISH BAY



WORLD CLASS GOLF COURSE LODGING – THE LODGE AT SEA ISLAND GEORGIA



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THE LODGE AT SEA ISLAND GEORGIA

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WORLD CLASS GOLF COURSE LODGING – THE SANCTUARY AT KIAWAH ISLAND



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THE SANCTUARY AT KIAWAH ISLAND GOLF RESORT

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FEG  **FLORIDA ENGINEERING GROUP**


Hammock Beach
A SALAMANDER GOLF & SPA RESORT

Salamander
HOTELS & RESORTS


COOPER CARRY

NEW LODGE PROVIDES PUBLIC BENEFIT

- preserves and protects **450** full and part time jobs and creates more than **300** construction jobs
- promotes Flagler tourism, using established initiatives and facilitating additional outreach and business development opportunities
- increases marketing spend and recognition of Flagler and Hammock in the regional, national, and worldwide marketplace (from \$2.3MM to **\$3.7MM**)
- increases County tax revenues by more than **\$3.8MM** in its first five years that allow local government to offer more and higher levels of service, to citizens, property owners, businesses, and visitors

TAX SUMMARY	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Sales Tax (6%)	1,022,122	1,218,185	1,383,993	1,443,825	1,496,652	6,564,777
County Sur-Tax (1%)	170,354	203,031	230,666	240,637	249,442	1,094,130
County Occupancy Tax (4%)	426,089	513,289	588,576	615,282	643,060	2,786,297
Telecom Tax (11.71%)	977	1,108	1,216	1,247	1,278	5,826
Total	1,619,542	1,935,613	2,204,452	2,300,991	2,390,432	10,451,030

- increases local spend by guests by more than **\$55MM** in its first five years as projected by the TDC Financial Impact Model
- more than **36%** of new hospitality visitors become property owners, new business owners, and investors in Flagler county
- facilitates creation of more jobs in Flagler County by other businesses and local government that are derived through the resort's success



NEW LODGE PROVIDES PUBLIC BENEFIT

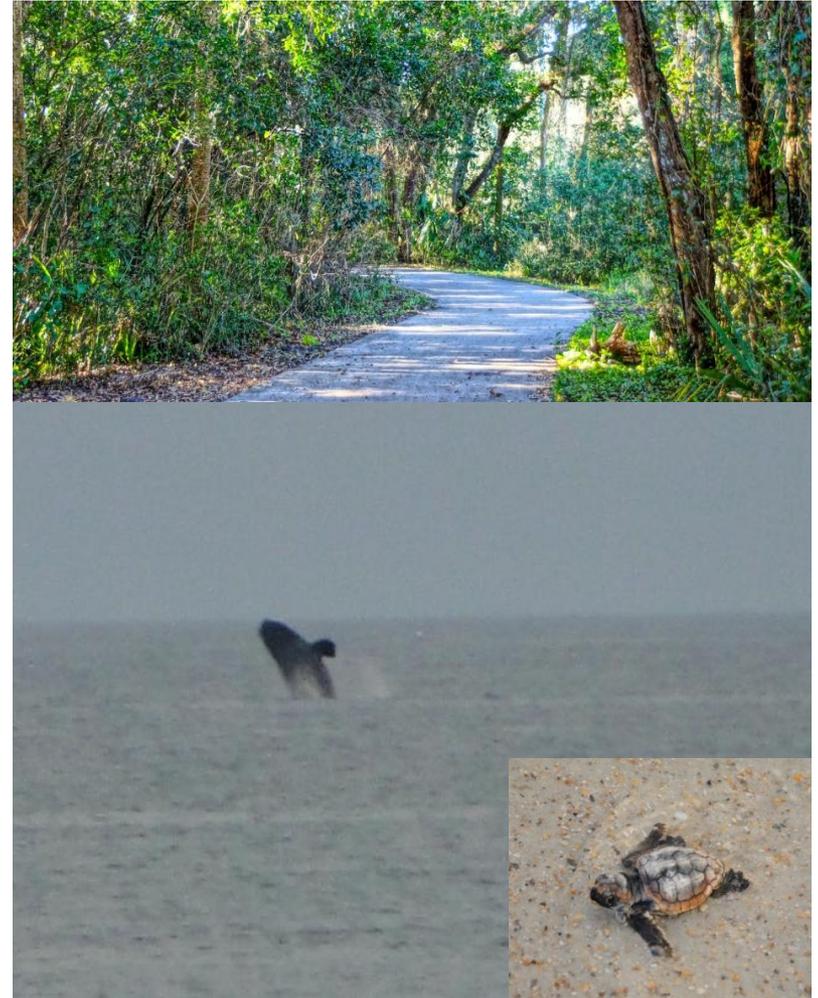
The New Lodge is a \$72M+ private investment that produces value and benefits to all stakeholders. In addition to the fiscal and economic benefits the Plan positively impacts the following:

- renovates existing Hammock Beach amenities (fitness and spa, Delfinos, Loggerheads, Ocean Course Hammock House, conference facilities)
- expands Hammock Beach amenities and creates new member only areas (fitness, library, billiard room, member club room, pool, etc.);
- elevates rental rates for existing and new lodging units
- increases residential property values through appreciation and exposure
- increases Club membership value and encourages greater participation through renovation of existing amenities and addition of new amenities
- enhances the 16th Road beach access through renovation of the public restrooms, addition of a recreational pavilion, providing for storage of beach chairs and umbrellas to allow for daily removal
- relieves property owners from financial obligation associated with the 16th Road landscape maintenance
- **provides a game changing funding source for local environmental uses**

NEW LODGE LONG RANGE POSITIVE IMPACTS AND LONG TERM BENEFITS

Environmental Donation with Each Guest Stay (\$100,000+ annually)

- Financial contribution of \$2 per guest room night
- Unprecedented opportunity to solidify the future of the Hammock and provide financial resources to achieve true conservation and environmental protection
- Use may include:
 - environmental conservation
 - conservation land acquisition
 - dedicated open space preservation
 - enhancements to existing conserved properties and facilities
 - environmental education and awareness
 - environmental monitoring and research studies
 - Interpretive signage
 - more...



CONCLUSION

The New Lodge is urgently needed to respond to changing market conditions and to stabilize declining value in Hammock Beach Resort

The proposed New Lodge continues the existing environmentally sensitive design, expands dune preservation, and enhances public beach facilities

The New Lodge will add value, stimulating Flagler County's economy by creating economic, tourism, business development opportunities, protecting existing jobs and creating many new jobs, and distributing benefits to local property owners, citizens, businesses, and government

