

**DO YOU KNOW THE EXTENT OF
REDEVELOPMENT PROPOSED IN
THE CURRENT SALAMANDER
APPLICATION?**

**.....AND WHETHER THE PARCEL
OWNERS OF RECORD HAVE AGREED
IN WRITING TO THE PROPOSED
CHANGES AND HAVE AGREED IN
WRITING TO ABIDE BY THEM?**

SALAMANDER IS PROPOSING TO MODIFY DEED RESTRICTIONS ON **FOUR (4) PARCELS OF LAND**

Planning and Zoning

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Bunnell, FL 32110



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December 22, 2014

SOUTHMAYD JEFFREY D &
NANCY S H&W
4 OCEAN RIDGE BLVD S
PALM COAST, FL 32137

Re: Application #2962 – Amendment to the Ocean Hammock Golf Course and Northshore Plat Five Planned Unit Development Plans and related Planned Unit Development reclassifications (rezonings)

Dear Property Owner:

As an owner of property within 300' of the property referenced herein, the Flagler County Planning Department, in accordance with Section 2.07.00 of the Flagler County Land Development Code, advises you that:

A request has been made by Salamander Hospitality, LLC as applicant for an amendment to the Planned Unit Development Site Development Plan for Ocean Hammock Golf Course and Northshore Plat Five for proposed improvements to the Lodge and Conference Facilities at Hammock Beach Resort on property owned by LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC at 105 16th Road East located in Section 04, Township 11 South, Range 31 East; Flagler County, Florida; being all or part of Parcel #s 04-11-31-2984-00GC0-0000, 04-11-31-3605-000C0-0000, 04-11-31-3606-00000-000A and 04-11-31-3606-00000-000B.

The Board of County Commissioners will hold a public hearing for possible adoption of an ordinance titled similar to: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA TO AMEND THE HAMMOCK DUNES PLANNED UNIT DEVELOPMENT (AS SUCCESSOR TO THE HAMMOCK DUNES DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER), THE OCEAN HAMMOCK GOLF COURSE PLAT PLANNED UNIT DEVELOPMENT, AND NORTHSHORE PLAT FIVE PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF APPROXIMATELY 10 ACRES OF LAND AREA LOCATED WITHIN THE HAMMOCK BEACH RESORT, TO INCLUDE THE CONVERSION OF THE FACILITY KNOWN AS THE LODGE INTO A 198 UNIT HOTEL, WITH APPROXIMATELY 50,000 SQUARE FEET OF ADDITIONAL AMENITY AREA, INCLUDING RESTAURANT, CONFERENCE, CLUBHOUSE, AND ASSOCIATED GOLF AND RETAIL FACILITIES, TOGETHER WITH AN EXPANSION OF THE ATLANTIC AND OCEAN BALLROOMS; SPECIFICALLY LOCATED EAST OF STATE ROAD A-1-A AND NORTH AND SOUTH OF THE EASTERN TERMINUS OF 16TH ROAD AT THE ATLANTIC OCEAN, PARCEL NUMBERS 04-11-31-3605-000C0-0000 AND 04-11-31-2984-00GC0-0000; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

District 1
Charles Ericksen, Jr.

District 2
Frank Meeker

District 3
Barbara Revels

District 4
Nate McLaughlin

District 5
George Hanns

THE FIRST IS THE CURRENT CLUB HOUSE LOCATION AT THE OCEAN HAMMOCK GOLF COURSE. THIS PARCEL IS PLAT RESTRICTED TO ONLY BE USED “PERPETUALLY” FOR A **GOLF COURSE AND CLUBHOUSE, AND DOES NOT ALLOW FOR USE WITH A HOTEL AS SALAMANDER IS PROPOSING**



THE SECOND PARCEL, 04-11-31-3605-000C0-0000, IS THE GREAT LAWN IN FRONT OF THE HAMMOCK BEACH HIGH RISE OWNED BY SOMETHING CALLED **HAMMOCK BEACH III LLC**. IT IS PLAT AND DEED RESTRICTED AS “NORTHSHORE PLAT 5 PARCEL C 5.87 ACRES (RECREATION AREA)”



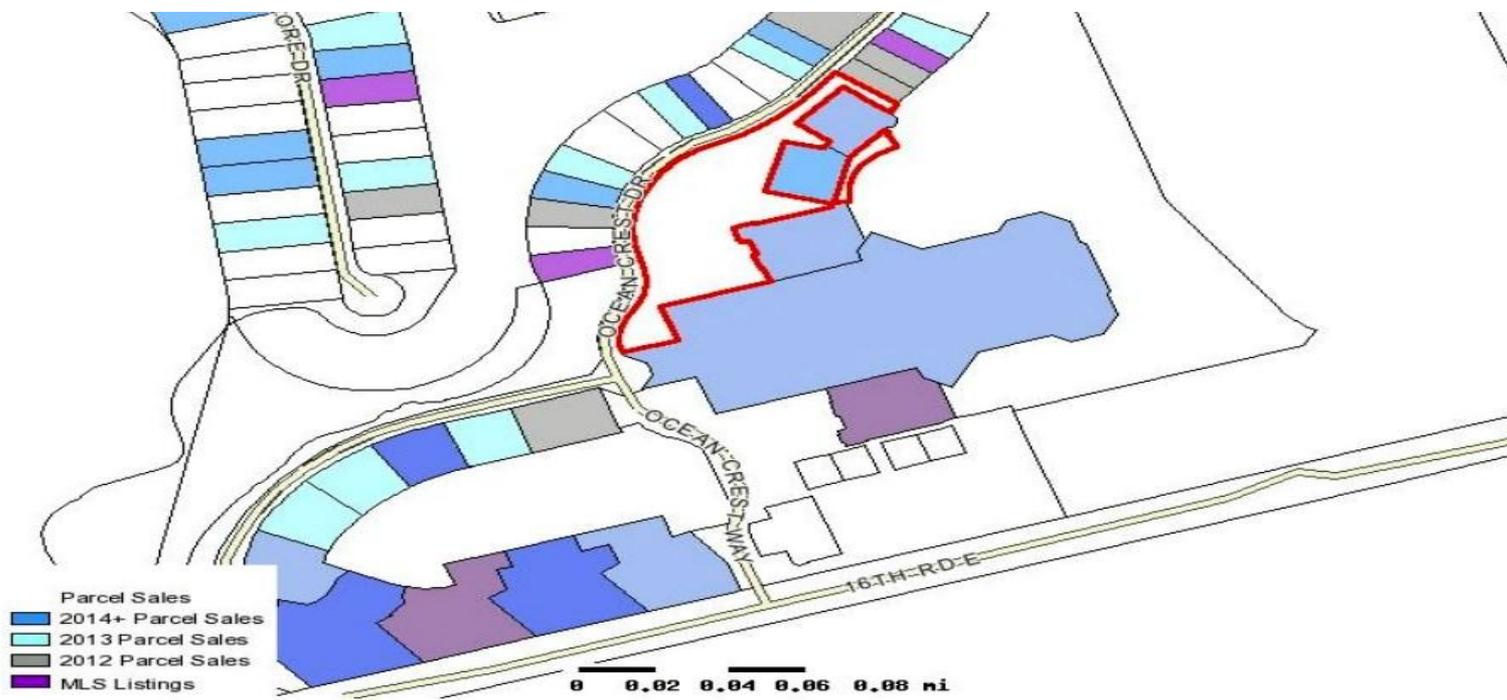
Flagler County Property Appraiser			
Parcel: 04-11-31-3605-000C0-0000 Acres: 5.87			
Name:	HAMMOCK BEACH III LLC	Land Value	278,825
Site:	200 OCEAN CREST DR	Building Value	745,300
Sale:	2,811,925 on 01-1900 Reason=Q Qual=N	Misc Value	620,420
Mail:	ACCOUNTS PAYABLE 7855 B OSCEOLA POLK LINE RD DAVENPORT, FL 33896	Just Value	1,644,545
		Assessed Value	1,644,545
		Exempt Value	0
		Taxable Value	1,644,545



The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 01/09/15 : 16:34:56



THE THIRD PARCEL, 04-11-31-3606-00000-000A, IS OWNED BY THE OCEAN TOWERS @ HAMMOCK DUNES CONDOMINIUM AND ENCOMPASSES ALL THE LAND NORTH OF THE HAMMOCK BEACH CONDOMINIUM.

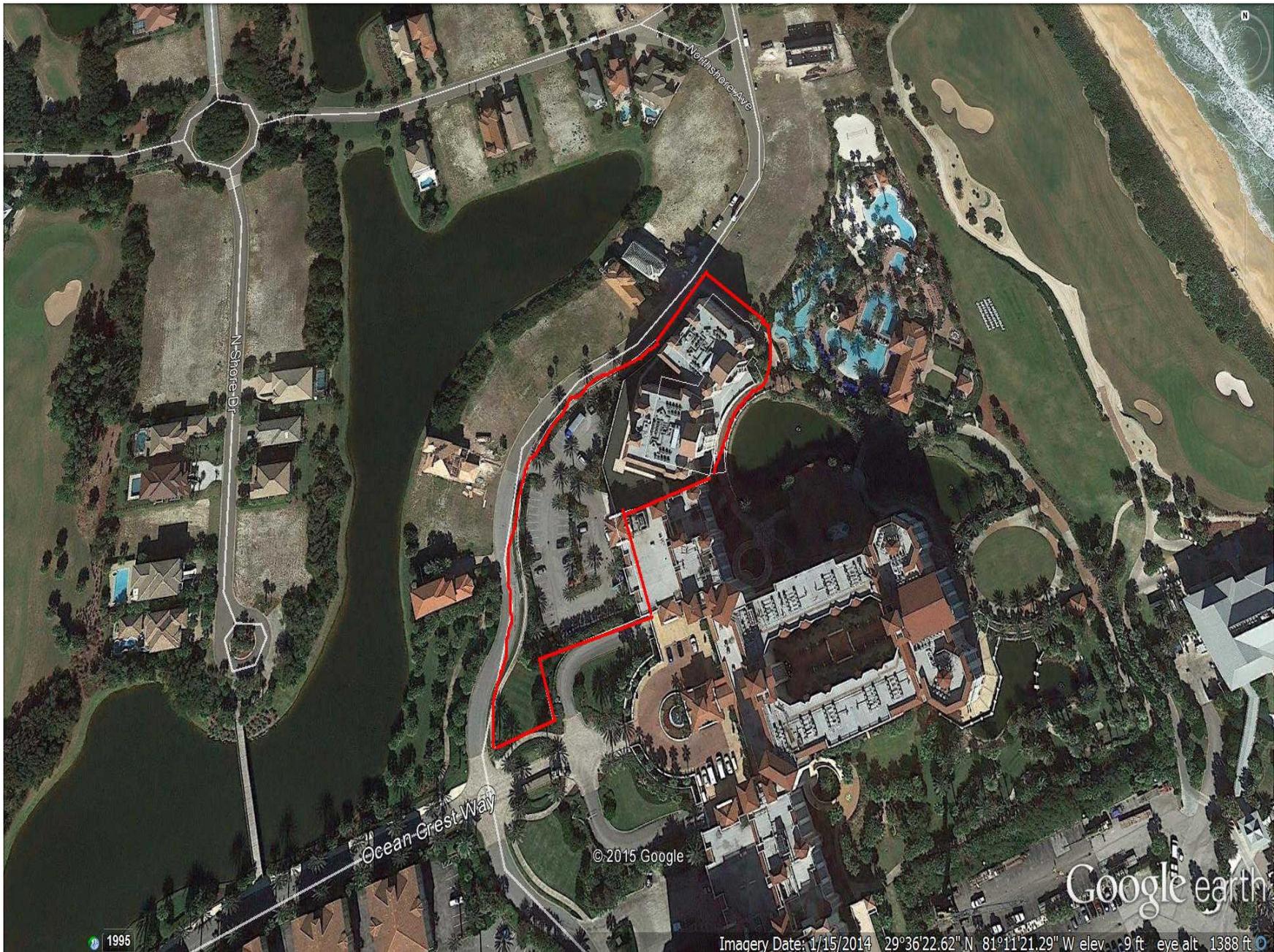


Flagler County Property Appraiser			
Parcel: 04-11-31-3606-00000-000A Acres: 0			
Name:	OCEAN TOWERS @ HAMMOCK DUNES	Land Value	0
Site:	200 OCEAN CREST DR 0	Building Value	0
Sale:		Misc Value	0
Mail:	CONDOMINIUM	Just Value	0
	DEC REC OR 1561/794	Assessed Value	0
	2008 TAX ROLL	Exempt Value	0
		Taxable Value	0



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N Shore Dr

North Shore Ave

Ocean Crest Way

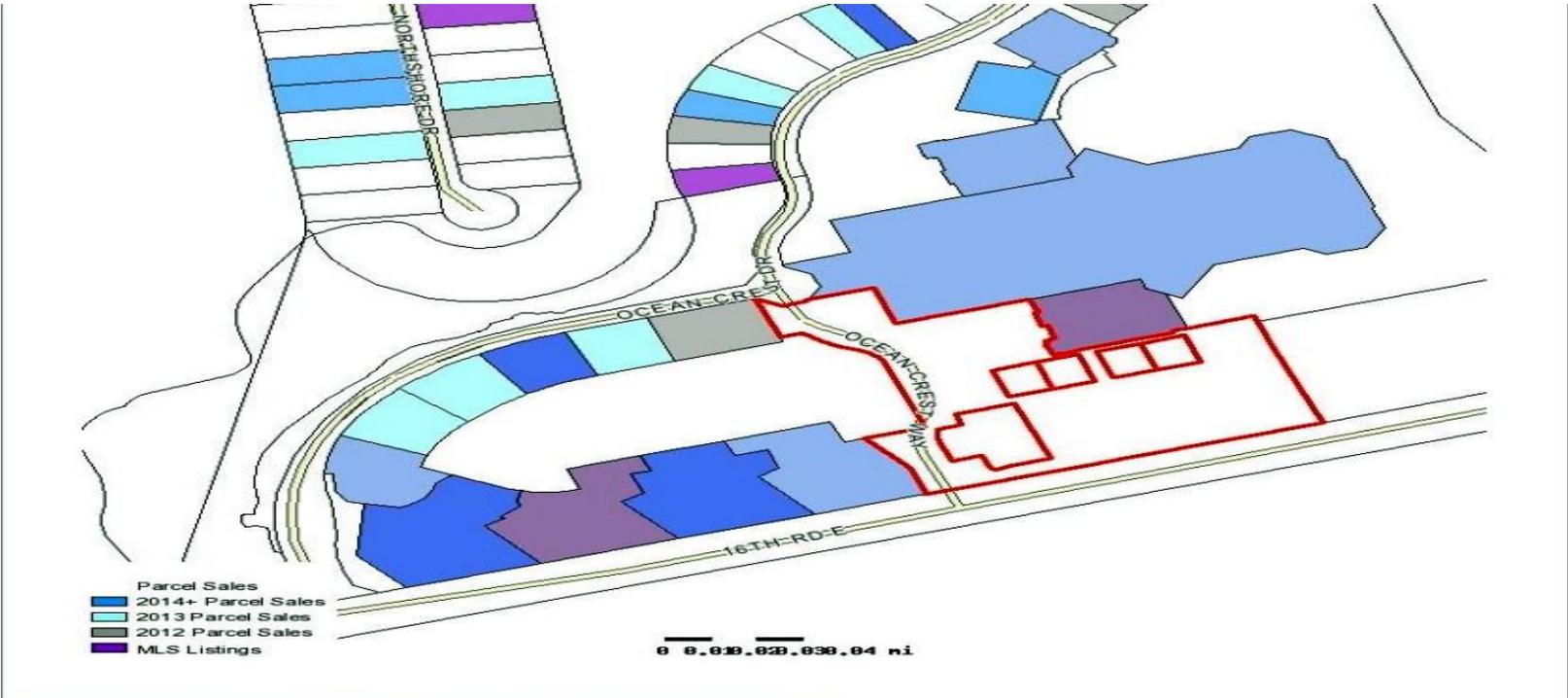
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Google earth

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Imagery Date: 1/15/2014 29°36'22.62" N 81°11'21.29" W elev. 9 ft eye alt. 1388 ft

THE FOURTH PARCEL (IN RED), 04-11-31-3606-00000-000B, IS ALSO OWNED BY THE OCEAN TOWERS @ HAMMOCK DUNES CONDOMINIUM AND COMPRISES THE PROPERTY SOUTH OF THE HAMMOCK BEACH HIGH RISE

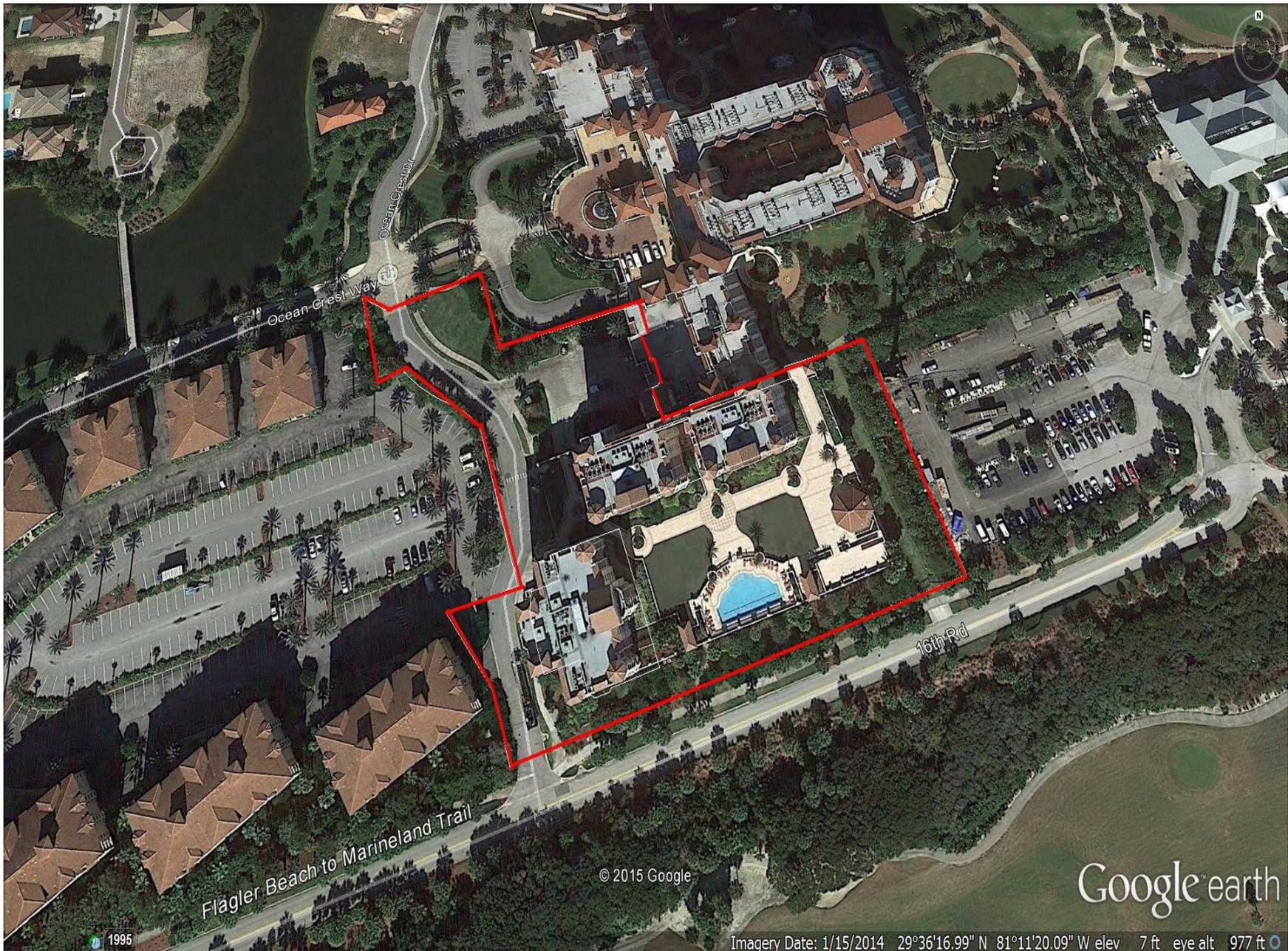


Flagler County Property Appraiser	
Parcel: 04-11-31-3606-00000-000B Acres: 0	
Name:	OCEAN TOWERS @ HAMMOCK DUNES
Site:	200 OCEAN CREST DR 0
Sale:	CONDOMINIUM
Mail:	DEC REC OR 1561/794 2008 TAX ROLL

Land Value	0
Building Value	0
Misc Value	0
Just Value	0
Assessed Value	0
Exempt Value	0
Taxable Value	0



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Imagery Date: 1/15/2014 29°36'16.99" N 81°11'20.09" W elev 7 ft eye alt 977 ft

AND WHY ARE THESE THREE PARCELS OUTSIDE THE CLUBHOUSE PARCEL BEING MODIFIED TO CHANGE THEIR USES TO COMMERCIAL DEVELOPMENT IF THE HOTEL WILL BE “FULLY CONTAINED WITHIN THE CURRENT CLUBHOUSE FOOTPRINT”?



WHY ARE THESE PARCELS OWNED OF RECORD BY ENTITIES OTHER THAN THE NAMED APPLICANTS FOR THE PROPOSED PARCEL MODIFICATIONS AND PUD MODIFICATION..... LRA HAMMOCK BEACH OCEAN LLC AND LRA NOHI, LLC.???



HOW CAN YOU VOTE TO APPROVE THE SALAMANDER APPLICATION WHEN THE OWNERS OF RECORD OF THESE PARCELS ARE NOT NAMED CORRECTLY AND HAVE NOT AGREED IN WRITING TO THE AMENDMENT OF THEIR PROPERTY RIGHTS AS REQUIRED BY LDC SECTION 3.04.02, OR AGREED IN WRITING TO ABIDE BY THE PUD CHANGES AS REQUIRED BY LDC SECTION 3.04.02.A.4.? SIMPLY STATED, YOU CANNOT DO SO!

LUBERT ADLER OWNS OVER 4,000
ACRES OF LAND ELSEWHERE IN
FLAGLER COUNTY THAT ARE NOT
OPEN SPACE PLAT RESTRICTED. LET
THEM BUILD THEIR HOTEL THERE.

