

AS JUDGE ALEXANDER FOUND IN THE 2011 NOPC ORDER, OLD SALT PARK IS “...SUPERIOR TO THE OTHER BEACHFRONT PARKS IN FLAGLER COUNTY...” AND “...SERVES AS THE ENTRYWAY TO THE BEACH FROM A1A AND IS THE BEACH ACCESS ROAD MOST HEAVILY USED BY THE RESIDENTS OF THE COMMUNITIES SURROUNDING THE DRI” ORDER AT PAGE 24.



A1A received a scenic highway designation by both the State and federal governments. To obtain state and federal designation of the roadway as a scenic highway, and the associated funds, the County was required to complete a scenic highway corridor management plan. The County has also adopted protective measures regarding the Scenic Highway as part of the Recreation and Open Space Element (ROSE) of the Comprehensive Plan which includes protecting Old Salt Park.



ROSE Objective H.1.3

Requires the County to preserve and enhance "[t]he natural, recreational, archeological, scenic, historical and cultural resources of the A1A Scenic Highway" including Old Salt Park.



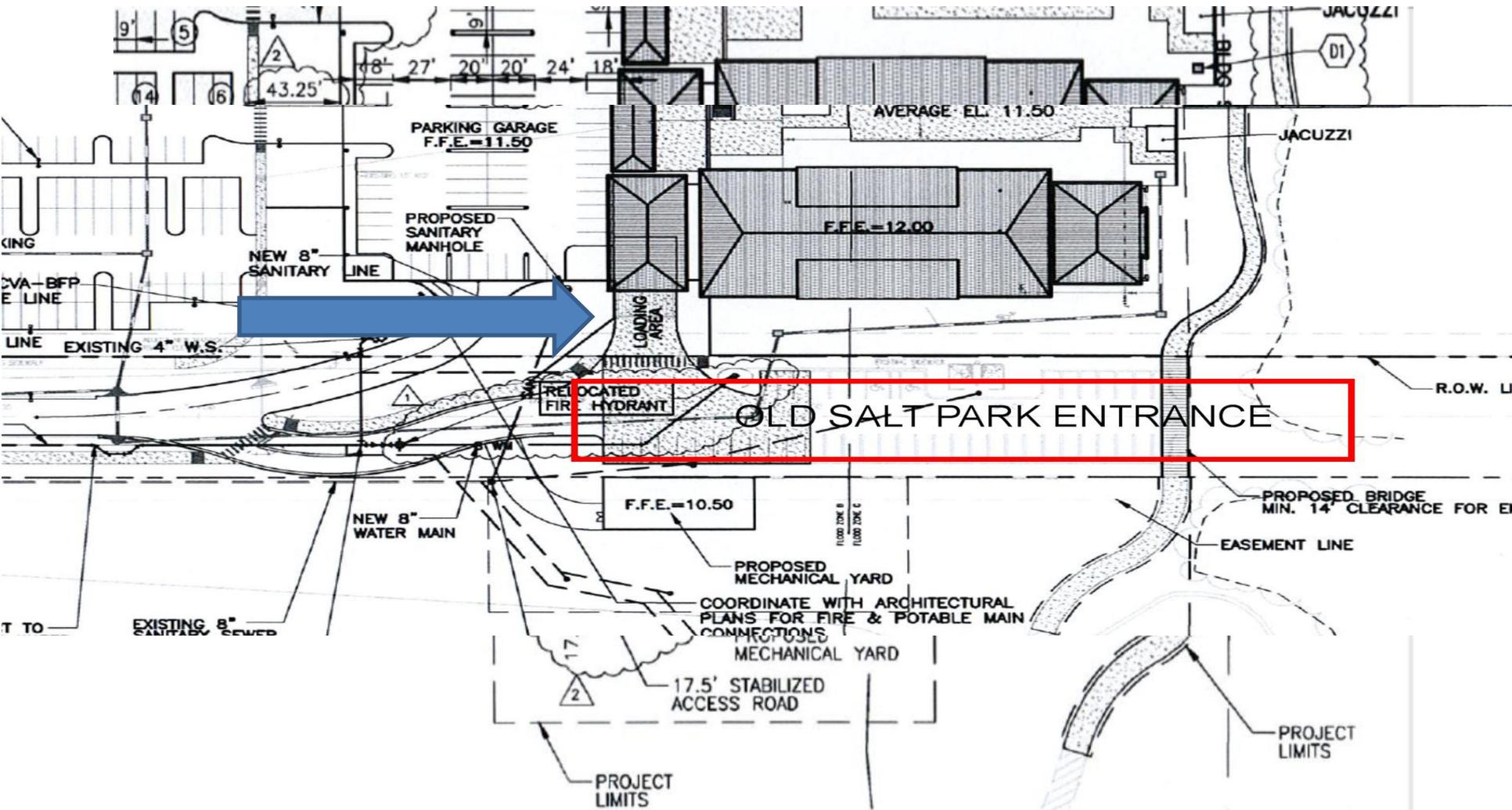
**HOWEVER THE PROPOSED HOTEL
WILL REPLACE THE NEUTRAL AND
UNOBTRUSIVE VIEW FROM OLD SALT
PARK OF THE CURRENT CLUBHOUSE**



**WITH THIS MASSIVE AND OVERWHELMING
HOTEL VIEW TO THE DETRIMENT OF THE USERS
OF THE PARK!**



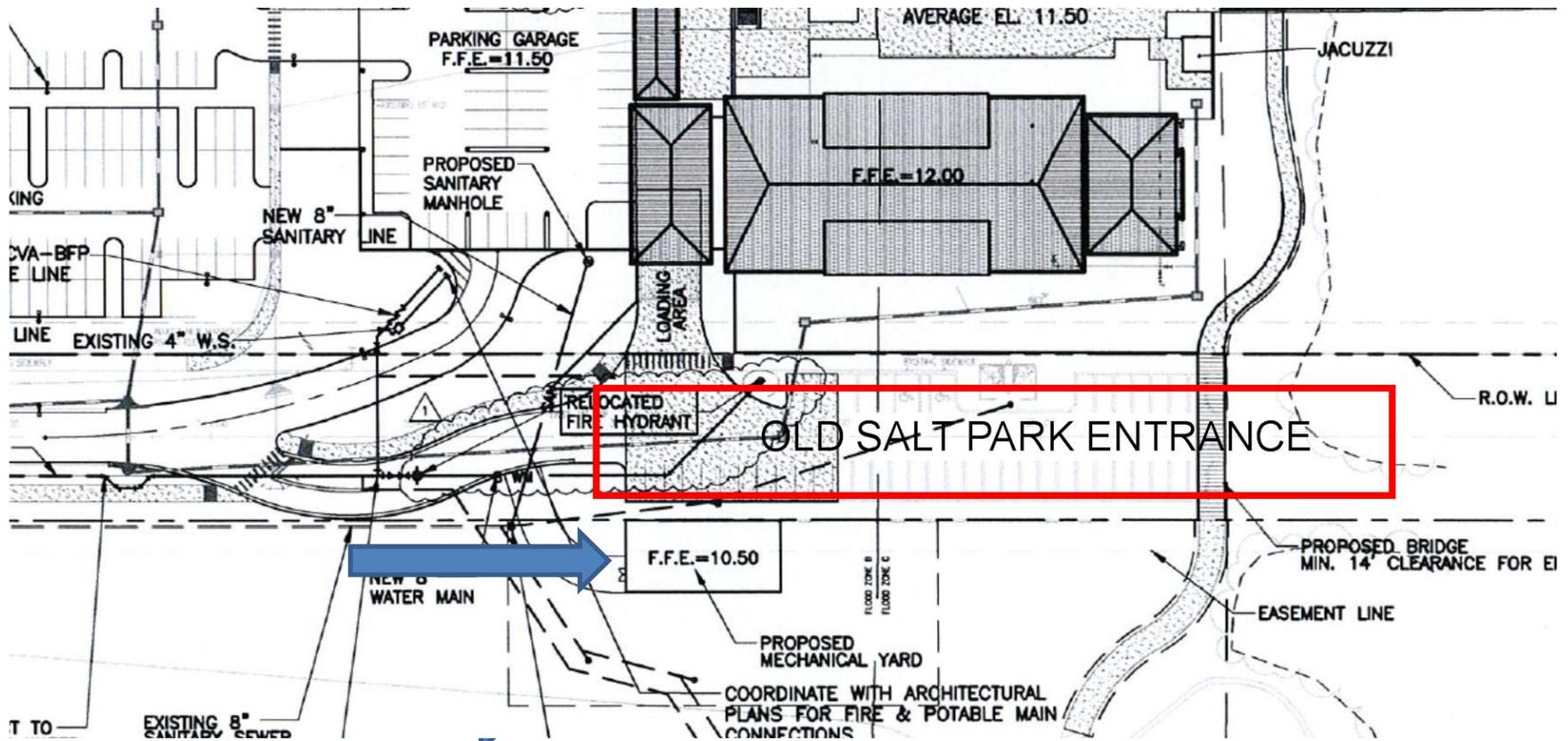
SALAMANDER PROPOSES TO PUT THE LOADING DOCK FOR THE HOTEL AT THE ENTRANCE TO OLD SALT PARK



THIS IS WHAT THE SALAMANDER LOADING DOCK AT HAMMOCK BEACH LOOKS LIKE.



SALAMANDER PROPOSES TO PUT A “MECHANICAL YARD” ON THE OTHER SIDE OF THE ENTRANCE TO OLD SALT PARK.



THIS IS WHAT A MECHANICAL YARD WILL LOOK LIKE.



THE PUBLIC'S ENJOYMENT AND SAFETY WILL BE DAMAGED BY-

- DELIVERY TRUCKS BACKING ACROSS THE SIDEWALK.
- THE SMELL OF THE DUMPSTERS.
- NOISE FROM THE MECHNICAL ROOM.

Salamander proposes to build a storage building on the beach to house all the beach chairs and other beach related materialbut **Flagler County Land Development Code Section 3.03.17.BII**, *“Prohibited uses in the A1A Scenic Corridor”*, prohibits outdoor storage buildings on the A1A Scenic Corridor, including Old Salt Park.



Flagler Land Development Code

3.04.02. – Reclassification procedure

Requires a finding by the Board that:

F.2. 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.

IF THE HOTEL IS BUILT

- 16TH ROAD WILL SIMPLY BE THE ENTRANCE TO THE HOTEL AND CONFERENCE CENTER AND NO LONGER SERVE THE RESIDENTS OF FLAGLER COUNTY.
- OLD SALT PARK WILL SIMPLY BE THE HOTEL'S UTILITY ROOM.

The CMP for the Scenic Highway emphasizes "context sensitive design". The mass and scale of the Salamander hotel will dwarf the adjacent Old Salt Park and marginalize the public beach access and the use of the beach there. **It clearly doesn't fit, nor comply with the no-impact requirements of LDC 3.04.02.F2 on adjacent property Old Salt Park.**



**THEREFORE, THE PROPOSED SALAMANDER HOTEL
CONFLICTS WITH THE CORRIDOR MANAGEMENT
PLAN AND THE REQUIREMENT THAT THE COUNTY
SUPPORT THAT PLAN, AND IS INCONSISTENT WITH
THE RECLASSIFICATION PROCEDURE OF NO
IMPACT. THE BOARD HAS NO ALTERNATIVE BUT TO
REJECT THE APPLICATION.**

