

THE FLAGLER LAND DEVELOPMENT CODE AT SECTION 3.04.02.A REQUIRES IN THE CASE OF A MODIFICATION OF A PUD THE SUBMISSION OF:

- 1. Boundary survey** of the area to be classified as a PUD;
- 2. The name and address of the owner(s)** and, if applicable, **evidence of the assignment of an agent who represents the owner(s)**;
- 3. Evidence of unified control** of the entire area within the PUD with all owners within the area of same identified;
- 4. An agreement by all owners within the PUD** which includes their commitment to:
 - (a) Proceed with the proposed development** in accordance with the adopted PUD ordinance as advertised and approved by the Flagler County Commission; and,
 - (b) Provide a written statement of a proposal for completion** of such development according to plans approved by such ordinance, and for continuing operating and maintenance of such areas, functions, and facilities as are not to be provided, operated, or maintained by Flagler County pursuant to written agreement; and,
 - (c) Bind their successors to title to any commitments made in their application.**

SALAMANDER IS PROPOSING TO MODIFY 4 FLAGLER COUNTY PARCELS: 04-11-31-2984-00GC-0000 (THE OCEAN HAMMOCK GOLF COURSE), 04-11-31-3605-000C0-0000, 04-11-31-3606-00000-000A AND 04-11-31-3606-00000-000B.

Planning and Zoning
1769 E. Moody Blvd Bldg 2
Suite 105
Bunnell, FL 32110



www.flaglercounty.org
Phone: (386)313-4009
Fax: (386)313-4109

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 Site 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 04-11-31-2984-00GC-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 04-11-31-2984-00GC-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
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ACCORDING TO THE SALAMANDER APPLICATION THE PARCELS ARE SUPPOSEDLY OWNED BY **LRA HAMMOCK BEACH OCEAN LLC AND LRA NOHI, LLC. (HEREAFTER "LRA")**



APPLICATION FOR REZONING TO A PLANNED UNIT DEVELOPMENT

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: _____

PROPERTY OWNER(S)	Name(s):	LRA Hammock Beach Ocean, LLC and LRA NOHI, LLC		
	Mailing Address:	200 Ocean Crest Drive, Suite 31		
	City: Palm Coast	State: Florida	Zip: 32137	
	Telephone Number	386.246.5500	Fax Number	386.246.5855



APPLICANT / AGENT	Name(s):	Salamander Hospitality, LL		
	Mailing Address:	10 North Pendleton Street		
	City: Middleburg	State: Virginia	Zip: 20117	
	Telephone Number	540.687.3710	Fax Number	540.338.3117
	Email Address	pdevadas@salamanderhotels.com		

SUBJECT PROPERTY	SITE LOCATION (street address):	105 16th Road and 200 Ocean Crest Drive
	LEGAL DESCRIPTION:	a portion of Ocean Hammock Golf Course per map book 33 page 11
	Parcel # (tax ID #):	04-11-31-3605-00C0-0000 and 04-11-31-2984-00GC0-0000
	Parcel Size:	16.2 acres

ZONING	PRESENT Zoning Classification:	Planned Unit Development
	Present Future Land Use Designation:	Mixed Use Low Intensity, Low/medium density
	PROPOSED ZONING CLASSIFICATION	Reclassification/amendment to Planned Unit Development application 2962

Signature of Owner(s) or Applicant/Agent _____ Date 1/6/15
if Owner Authorization form attached

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION: _____ APPROVED {
*APPROVED WITH CONDITIONS DENIED }

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

BOARD OF COUNTY COMMISSIONERS ACTION: _____ APPROVED {
*APPROVED WITH CONDITIONS DENIED }

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 03/06

**THE DEED SUBMITTED BY SALAMANDER FOR THE OCEAN
HAMMOCK GOLF COURSE, PARCEL 04-11-31-2984-00GC-0000,
SHOWS IT IS OWNED BY SOMETHING CALLED **GINN-LA
HAMMOCK BEACH OCEAN LTD., LLLP; NOT LRA****

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:
Orlando L. Evora, Esquire
Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801
(407) 420-1000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 21st day of December, 2006, by **CENTEX HOSPITALITY GROUP, LLC, a Delaware limited liability company** (hereinafter called the "Grantor"), whose address is 1064 Greenwood Boulevard, Suite 124, Lake Mary, Florida 32746, to **GINN-LA HAMMOCK BEACH OCEAN LTD., LLLP, a Georgia limited liability limited partnership** (hereinafter called the "Grantee"), whose address is 1 Hammock Beach Parkway, Palm Coast, Florida 32137, and whose taxpayer identification number is [REDACTED]



WITNESSETH:

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida (the "Property"), as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2006 and those permitted encumbrances described in **Exhibit "B"** attached hereto and incorporated herein by reference; provided, however, this reference shall not serve to reimpose the same.

PARCEL 04-11-31-3605-000C0-0000 IS OWNED BY SOMETHING CALLED HAMMOCK BEACH III LLC, **NOT LRA.**



Sales In Area	Previous Parcel	Next Parcel	Return to Main Search	Flagler Home
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Property Record Card

Owner and Parcel Information

Owner Name	HAMMOCK BEACH III LLC ACCOUNTS PAYABLE	Today's Date	January 7, 2015
Mailing Address	7855 B OSCEOLA POLK LINE RD DAVENPORT, FL 33896	Parcel Number	04-11-31-3605-000C0-0000
Location Address	200 OCEAN CREST DR	Tax District	HAMMOCK DUNES CDD AREA (District 71)
Property Usage	TOURIST AT (003500)	2014 Millage Rates	16.57820 Plus Non Ad Valorem
		Homestead	N

Tax Collector Bill	Show Parcel Maps	Generate Owner List By Radius	Show Assessment Notice	Show Historical Assessments
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Value Information

	2012 Certified Values	2013 Certified Values	2014 Certified Values
Building Value	\$780,600	\$747,587	\$745,300
Extra Feature Value	\$752,001	\$686,213	\$620,420
Land Value	\$278,825	\$278,825	\$278,825
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$1,811,426	\$1,712,625	\$1,644,545
Assessed Value	\$1,811,426	\$1,712,625	\$1,644,545
Exempt Value	\$0	\$0	\$0
Taxable Value	\$1,811,426	\$1,712,625	\$1,644,545
Protected Value	\$0	\$0	\$0

Legal Information

NORTHSHORE PLAT 5 PARCEL C 5.87 ACRES (RECREATION AREA) OR 1178/982 OR 1178/988

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

PARCEL 04-11-31-3606-00000-000A IS OWNED BY SOMETHING CALLED OCEAN TOWERS @ HAMMOCK DUNES CONDOMINIUM, NOT LRA.



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Property Record Card

Owner and Parcel Information

Owner Name	OCEAN TOWERS @ HAMMOCK DUNES CONDOMINIUM	Today's Date	January 7, 2015
Mailing Address	DEC REC OR 1561/794 2008 TAX ROLL	Parcel Number	04-11-31-3606-00000-000A
Location Address	200 OCEAN CREST DR 0	Tax District	HAMMOCK DUNES CDD AREA (District 71)
Property Usage	SUBD HEADE (H.)	2014 Millage Rates	16.57820 Plus Non Ad Valorem
		Homestead	N

- [Tax Collector Bill](#) |
 [Show Parcel Maps](#) |
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 [Show Assessment Notice](#) |
 [Show Historical Assessments](#)

Value Information				Legal Information
	2012 Certified Values	2013 Certified Values	2014 Certified Values	
Building Value	\$0	\$0	\$0	OCEAN TOWERS AT HAMMOCK BEACH CONDO TOWER 1 & TOWER 2 & UNDIVIDED INTEREST IN COMMONELEMENTS The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Extra Feature Value	\$0	\$0	\$0	
Land Value	\$0	\$0	\$0	
Land Agricultural Value	\$0	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	\$0	
Just (Market) Value*	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
Exempt Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
Protected Value	\$0	\$0	\$0	

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

PARCEL 04-11-31-3606-00000-000B IS ALSO OWNED BY OCEAN TOWERS @ HAMMOCK DUNES CONDOMINIUM, **NOT LRA.**



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Property Record Card

Owner and Parcel Information

Owner Name	OCEAN TOWERS @ HAMMOCK DUNES CONDOMINIUM	Today's Date	January 7, 2015
Mailing Address	DEC REC OR 1561/794 2008 TAX ROLL	Parcel Number	04-11-31-3606-00000-000B
Location Address	200 OCEAN CREST DR 0	Tax District	HAMMOCK DUNES CDD AREA (District 71)
Property Usage	NOTE (N.)	2014 Millage Rates	16.57820 Plus Non Ad Valorem
		Homestead	N

- [Tax Collector Bill](#) |
 [Show Parcel Maps](#) |
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 [Show Assessment Notice](#) |
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Value Information

	2012 Certified Values	2013 Certified Values	2014 Certified Values
Building Value	\$0	\$86,153	\$0
Extra Feature Value	\$0	\$50,166	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$0	\$136,319	\$0
Assessed Value	\$0	\$0	\$0
Exempt Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Protected Value	\$0	\$272,638	\$0

Legal Information

OCEAN TOWERS AT HAMMOCK BEACH CONDO TOWER 3, TOWER 4, TOWER5 & UNDIVIDED INTEREST IN COMMON ELEMENTS

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

THE OTHER DEED SALAMANDER DID SUBMIT SHOWS OWNERSHIP BY SOMETHING CALLED **HAMMOCK BEACH III, LLC** AND CONTAINS DIFFERENT PARCEL NUMBERS THAN THOSE PROPOSED FOR MODIFICATION: 041131-3605-00020-0000; 04113103605-00030-0000 AND 0411313605-00040-0000?

Instr No: 2004069040; 12/13/04 10:25AM; Book: 1178 Page: 998; Total Pgs: 8
Doc Stamp-Deed \$700.00 GAIL MADSMORTE, FLAGLER Co.

This Document Prepared by:
Robert W. Hadden
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3341 Peachtree Road
Atlanta, GA 30328

RESERVED FOR RECORDING

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3 day of November, 2004, by **NORTHSHORE OCEAN HAMMOCK INVESTMENT LTD, LLLP**, a Georgia limited liability limited partnership ("Grantor"), whose address is 215 Celebration Place, Suite 200, Celebration, Florida 34747, to and in favor of **HAMMOCK BEACH III, LLC** a Georgia limited liability company ("Grantee"), whose address is 215 Celebration Place, Suite 200, Celebration, Florida 34747.

WITNESSETH:

THAT Grantee, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby grant, bargain, sell, alien, remise, release, confirm and convey to the Grantee and its successors and assigns all that land in Flagler County, Florida, specifically described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER WITH all rights, privileges, easements, tenements, hereditaments, and appurtenances belonging or appertaining thereto.

TO HAVE AND TO HOLD THE SAME in fee simple forever, subject to the following covenants, restrictions, agreements, reservations and limitations:

- (a) All applicable laws, ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities.
- (b) Taxes for the year of conveyance and thereafter.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property and does hereby fully warrant the title to said lands, and will defend the same against the claim of all persons claiming by, through or under Grantor, but against none other.

Tax ID # 041131-3605-00020-0000
041131-3605-00030-0000
041131-3605-00040-0000



QUESTION

HOW CAN YOU VOTE TO APPROVE THE DEVELOPMENT REQUEST BY SALAMANDER WHEN THE OWNERS OF RECORD OF THE PARCELS IN QUESTION AREN'T AMONG THE LISTED APPLICANTS AND THERE IS NO DOCUMENTATION SHOWING THE OWNERS OF RECORD HAVE AGREED TO SALAMANDER REPRESENTING THEM OR TO THE AMENDMENT OF THEIR PROPERTY RIGHTS?

SEE LDC SECTION 3.04.02.A.2.

THERE ARE ALSO NO AGREEMENTS PROVIDED SHOWING THE OWNERS OF RECORD AGREE TO ABIDE BY THE PROPOSED PUD CHANGES OR THAT THERE IS UNIFIED OWNERSHIP?

SEE LDC SECTION 3.04.02.A.4.

WHERE ARE THE SURVEYS?

**SALAMANDER HAS SUBMITTED A
SURVEY FOR ONE OF THE PARCELS TO
BE MODIFIED, THE CLUBHOUSE SITE,
BUT HAS SUBMITTED NO SURVEYS
FOR THE OTHER THREE PARCELS
INCLUDED IN THE REDEVELOPMENT
PLAN.**

Return to sender: Florida home with luxury amenities, ocean views built on wrong lot

Flagler County building officials, land surveyor, construction firm and utility companies miss the fact that \$680,000, 5,000-square-foot Palm Coast house is built on the wrong parcel of land.



**THIS IS THE PERFECT OPPORTUNITY FOR THE COUNTY,
THROUGH THIS BOARD, TO RESTORE THE CREDIBILITY
AND INTEGRITY OF THE COUNTY.**

**IN 2001 FLAGLER COUNTY PROMISED THE
RESIDENTS THAT THE OCEAN HAMMOCK GOLF
COURSE WOULD REMAIN AN OPEN SPACE FREE
OF COMMERCIAL DEVELOPMENT
“PERPETUALLY.” THE BOARD NEEDS TO VOTE
TO AFFIRM THAT COMMITMENT TONIGHT AND
CONFIRM THE CREDIBILITY AND INTEGRITY OF
THE FLAGLER COUNTY LAND DEVELOPMENT
PROCESS.**

**A 171,000 SQUARE FOOT, 198
ROOM HOTEL & CONFERENCE
CENTER IS NOT THE EQUIVALENT
OF A GOLF CLUBHOUSE?**

**SUCH A CONCLUSION WOULD RANK
RIGHT UP THERE WITH ISSUING A
BUILDING PERMIT AND A CERTIFICATE
OF OCCUPANCY FOR A HOUSE BUILT
ON THE WRONG LOT.**

PLEASE FOLLOW YOUR PLANNING BOARD'S RECOMMENDATION AND DENY THE SALAMANDER APPLICATION, WHICH IS WHOLLY NON-COMPLIANT WITH THE LDC POD MODIFICATION REQUIREMENTS, AND AFFIRM THAT THE RESIDENTS OF FLAGLER COUNTY CAN TRUST THE COUNTY TO KEEP ITS REASONABLE DEVELOPMENT LIMITATION PROMISES.

