FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
Government Services Building
Board Chambers
1769 East Moody Blvd. Bldg 2, Bunnell, Florida 32110

MEETING

DATE –May 8, 2018
TIME – 6:00 P.M.

1. Roll Call.

2. Pledge to the Flag.

3. Approval of April 10, 2018 regular meeting minutes.

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramifications and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.

Time limits will be observed:

- **Staff** – 10 minute presentation.
- **Applicant** – 15 minute presentation (unless time extended by consensus of Board).
- **Public Comment** – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
- **Applicant Rebuttal and Closing Staff Comments** – 10 minutes each.

4. Quasi-judicial requiring disclosure of ex parte communication:

   **Application #3131 – APPLICATION FOR VARIANCE** – request for a 15 foot rear yard setback variance for a screen porch at 31 Treetop Circle. Parcel Number: 03-13-31-5120-1A060-0310; 10,024+/- square feet. Owners/Applicants: Wayde L. Sumerix and Denise Faulk.

   **Project #2018030030 (TRC, PDB)**
5. Legislative not requiring disclosure of ex parte communication:
   Application #3134 – APPLICATION FOR A FLUM (FUTURE LAND USE MAP) AMENDMENT LESS THAN 10 ACRES – request for a Future Land Use Map amendment from Mixed Use: Low Intensity, Low- to Medium-Density (MUL) to Residential Medium Density (RMD) for a 29 lot residential subdivision. Parcel Number: 04-11-31-2984-000E1-0180; 7.77 +/- acres. Owner: Oare Associates, LLC/Applicant: Robert E. Dickinson, RLA, Dickinson Consulting, Inc.
   Project #2018040004  (TRC, PDB, BCC)

6. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3133 – APPLICATION FOR SITE DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT) – request for review of a Site Development Plan in a PUD for Renaissance at Hammock Dunes. Parcel Number: 04-11-31-2984-000E1-0180; 7.77 +/- acres. Owner: Oare Associates, LLC/Applicant: Robert E. Dickinson, RLA, Dickinson Consulting, Inc.
   Project #2018040002  (TRC, PDB, BCC)

7. Staff Comments.

8. Board Comments.

9. Public Comments – Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.

10. Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.
MEMBERS PRESENT: Chairman Mark Langello, Timothy Conner, Robert Dickinson, Laureen Kornel

MEMBERS ABSENT: Arthur Barr excused, Michael Boyd excused, Anthony Lombardo excused

STAFF PRESENT: Sally Sherman, Senior Special Projects Coordinator; Adam Mengel, Planning Director; Wendy Hickey, Planner; Gina Lemon, Development Review Planner III

BOARD COUNSEL: Kate Stangle, of Broad and Cassel

Chairman Langello called the meeting to order

1. **Roll Call.**
   Attendance was confirmed by Ms. Lemon and a quorum was present.

2. **Pledge of Allegiance.**
   Chairman Langello led the Pledge of Allegiance to the Flag.

3. **Approval of the March 13, 2018 regular meeting minutes.**
   Motion to approve the March 13, 2018 minutes by Ms. Kornel and seconded by Mr. Conner.
   Approved unanimously.

4. **Quasi-judicial requiring disclosure of ex parte communication:**
   Application #3098 – APPLICATION FOR REZONING – request for Rezoning from AC (Agriculture) to PUD (Planned Unit Development) and Amendment of the Eagle Lakes Planned Unit Development (PUD) Development Agreement for the Eagle Lakes Phase 2 PUD. Parcel Number 22-12-31-0000-01010-0011; 202.2+/- acres in the subject parcel, with 611.2+/- acres in Phase 2. Owner: Venture 8, LLC/Applicant: Michael D. Chiumento III, Esq., Chiumento Dwyer Hertel Grant, P.L.

5. **Quasi-judicial requiring disclosure of ex parte communication:**
   Application #3129 – APPLICATION FOR REVIEW IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – AMENDMENT TO THE PUD DEVELOPMENT AGREEMENT – request to amend the development agreement for the Beach Haven PUD. Parcel Numbers: 37-10-31-0365-00000-00H0 and 37-10-31-0366-00000-00L0; 0.19+/- and 0.22+/- acres. Owner: Hari Maru Florida, LLC/Applicant: Michael D. Chiumento III, Esq., Chiumento Dwyer Hertel Grant, P.L.

Draft

These minutes are unofficial until adopted by the Planning and Development Board.
Chairman Langello asked for ex-parte disclosures, none provided.

Planning Director Adam Mengel presented the item and the staff’s recommendation for a recommendation for approval to the Board of County Commissioners, finding that Tract H may now be developed as a Type 2-C lot since five years has elapsed following the recording of the Beach Haven – Unit One plat, but that Tract L may not yet develop as Type 2-C lot since two years remain until five years have elapsed following the recording of the Beach Haven-Unit Two plat.

Chairman Langello asked the applicant if the applicant would like to speak.

Michael D. Chiumento III, Esq., Chiumento, Dwyer, Hertel, Grant & Kistemaker, P.L., 145 City Place #301, as the applicant, gave a brief overview of the request and added that the developer would like to omit the additional time limit for Unit 2 and would like the ability to develop both Tracts H and L now and not separately two years apart.

Chairman Langello opened the Public Hearing.

Shelly Tarbox, 3654 Montclair Drive, Jacksonville, adjacent property owner to the west, spoke regarding the project and its history. Future development at this point is unknown. If we do not reserve the greenway now, what will happen in the future?

Jean Beamer, Halifax Plantation, asked about Beach Haven and where it was located, if this was the same as Eagle Lakes.

Mr. Mengel responded that the Eagle Lakes items had been withdrawn from this meeting and the Board of County Commissioners’ meeting on April 16th.

Chairman Langello closed the public hearing and asked for any response from the applicant.

Mr. Chiumento responded that the time had passed and there was no development to the north or south. He asked for any questions from the Board.

Chairman Langello asked if this property was platted/developed in two phases?

Mr. Chiumento responded two phases.

Chairman Langello asked if the PUD amendment was specific to that second phase of development or was it all encompassed together in the first phase.
Mr. Chiumento asked Mr. McGarvey to address the Board.

James N. McGarvey, of Hari Maru, 1102 A1A N Suite 102, Ponte Vedra Beach, the developer, stated that the changes to the PUD were not major and were just minor changes: setbacks, building envelopes, drainage easements, etc. Some of those amendments to the PUD just got carried over.

Chairman Langello summarized that there were few changes through the PUD amendments.

Mr. McGarvey replied that there were minor modifications made along the way.

Chairman Langello asked if the Board had any additional questions. Seeing none, he asked for a motion.

Mr. Dickinson asked if any neighbors had expressed any concerns following public notice.

Mr. Mengel stated no.

Chairman Langello asked for a motion.

Mr. Dickinson made a motion to approve the application without staff’s recommended time constraints, making both properties available for development immediately.

Mr. Conner asked counsel if the Board was charged with regulating or enforcing commitments the developer made to their lot owners and restrictive covenants or are we just charged with reviewing the mandates of the County Commission and the County Code.

Ms. Stangle stated it is the Code.

Chairman Langello asked for additional comments. Seeing none, he asked for a motion.

Motion to recommend approval as amended made by Mr. Dickinson, seconded by Mr. Conner. Motion carried unanimously.

6. Staff Comments

None

7. Board Comments

Mr. Dickinson resigned his position on the board as of tonight due to business conflicts.

These minutes are unofficial until adopted by the Planning and Development Board.
Chairman Langello suggested that there be changes to the makeup of the Board such as 3 members from unincorporated areas and the remainder be at large.

8. Public Comments - Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.

Roberta Poletta, 4159 Sanora Lane, Ormond Beach, spoke in support of thoughtful, compatible, and sustainable development.

Shelly Tarbox, 3654 Montclair Drive, Jacksonville, asked about the next steps for the .

9. Adjournment

Motion made by Mr. Lombardo at 6:40 p.m.

Prepared by: Wendy Hickey
Reviewed by: Adam Mengel
SUBJECT: QUASI-JUDICIAL – Application #3131 – Request for a 15 Foot Rear Yard Setback Variance in the PUD (Planned Unit Development) District at 31 Treetop Circle. Parcel #03-13-31-5120-1A060-0310; 0.23+/- acres. Owner/Applicant: Wayde L. Sumerix and Denise Faulk.

DATE OF MEETING: May 8, 2018

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The request is for approval of a rear yard setback variance in the PUD (Planned Unit Development) District for relief from the 15 foot minimum rear yard setback. This parcel is 0.23+/- acres in size, identified as parcel #03-13-31-5120-1A060-0310 and is located on the South side of Treetop Circle.

On March 26, 2018, Mr. Sumerix submitted an application for a rear yard setback variance, requesting a 15 foot variance from the minimum 15 foot rear yard setback for the replacement and expansion of an existing screen porch.

This application was discussed by the Technical Review Committee on April 18, 2018. All staff comments were satisfactorily addressed by the applicant in advance of the Planning and Development Board meeting.

Public notice has been provided for this application according to LDC Section 2.07.00.
This agenda item is:
____X____ quasi-judicial, requiring disclosure of ex-parte communication; or
_______ legislative, not requiring formal disclosure of ex-parte communication.

DEPT./CONTACT/PHONE #: Planning & Zoning / Adam Mengel / 386-313-4065

RECOMMENDATION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves the 12 foot rear yard setback variance from the minimum 15 foot rear yard setback for the replacement of a screen porch at 31 Treetop Circle (Parcel #03-13-31-5120-1A060-0310).

However, the applicant’s requested 15 foot rear yard setback variance is denied, since the granting of this request would be caused by the applicant’s actions extending the porch further into the setback and drainage/utility easement.

ATTACHMENTS:
1. Technical Staff Report
2. Application and supporting documents
3. Public notice
Application/Project #: 3131/2018030030

Address: 31 Treetop Circle

Owner/Applicant: Wayde Sumerix and Denise Faulk

Parcel #: 03-13-31-5120-1A060-0310

Parcel Size: 10,024 +/- sq. ft. (0.23 +/- acres)

Legal Description
Lot 31, Plantation Bay Phase 1-a Unit-6 according to the plat thereof as recorded in Map Book 27, Pages 40 through 48, Public Records of Flagler County, Florida.

Existing Zoning and Land Use Classification:
Zoning: PUD (Planned Unit Development) District
Land Use: MUL (Mixed Use: Low Intensity, Low- to Medium-Density)

Future Land Use Map Classification/Zoning of Surrounding Land:
North: Treetop Circle; MUL (Mixed Use: Low Intensity, Low- to Medium-Density/PUD (Planned Unit Development) District
East: MUL (Mixed Use: Low Intensity, Low- to Medium-Density/PUD (Planned Unit Development) District
South: Water area/ Open Space (Tract OS-11); MUL (Mixed Use: Low Intensity, Low- to Medium-Density/PUD (Planned Unit Development) District
West: MUL (Mixed Use: Low Intensity, Low- to Medium-Density/ PUD (Planned Unit Development) District

Land Development Code Sections Affected: Land Development Code (LDC) Section 3.07.03, Procedure for variances and special exceptions, and Section 3.07.03.E, Variance guidelines.

Summary of Request: The applicants are seeking the variance to replace the existing screen porch that was damaged during Hurricane Irma. As depicted on the boundary survey received March 26, 2018, the rear (south) portion of the lot is improved with a wood deck that extends southward from the home and encroaches into the Plantation Bay Community Association’s stormwater tract, Tract OS-11. Two porches – each approximately 200 square feet in area – have been constructed at the rear of the home: an enclosed porch to the west and a screen porch with a solid roof to the east. The porches were constructed at the same time as the home in 1987 as established by the Flagler County Property Appraiser’s website records. Due to the angle of the siting of the home on the lot, the existing screen porch not only encroaches into the 15 foot rear yard setback by approximately 12 feet, but also encroaches into the 10 foot Drainage and Utility easement along the rear property line by approximately 7 feet. The applicants are
requesting to increase the area of the screen porch to cover the majority of the wood deck, further encroaching into the rear setback/drainage easement by an additional 3 feet thereby reducing the setback to 0 feet and also increasing the encroachment into the drainage/utility easement. As also proposed, the wood deck would be removed utilizing the concrete slab that lies beneath.

The development of the Plantation Bay Phase 1-a Unit-6 subdivision was subject to plat requirements noted on the plat recorded at Plat Book 27, Page 48, Public Records of Flagler County, Florida. Instead of a PUD development agreement, Phase 1-a Unit-6 is subject to a plat agreement, which states (in relevant part):

5. SETBACKS

“Setback Line” is defined in Section 3.08.02 of the Land Development Code of Flagler County. The minimum setbacks for Plantation Bay Phase 1-a Unit-6 shall be as follows:

Front Yard - 25 feet from back of curb.

Rear Yard - 15 feet from the rear property line.
10 feet from the rear property line for pools.

Side Yard - 2.5 feet from the side property line.
15 feet between buildings.

All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

Variance Guideline Analysis
LDC Section 3.07.03.E, Variance Guidelines, states that a variance may be granted only upon a finding by the Planning and Development Board that all of the criteria listed in the guidelines have been found in favor of the applicant and that a literal enforcement of the provisions of this article will result in an unnecessary hardship. These criteria are listed below followed by the applicant’s statements (included below and attached in their entirety) and staff’s analysis:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, or other unique features that, when considered in whole or in part, creates an unnecessary hardship; and

Applicant’s response: “There exists along the south end of our house a concrete slab, over a wooden deck. Hurricane Irma destroyed the screen porch that was part of the deck. We request 15’ relief from the property set back .12’ for the replacement of the screen porch and additional 3’ to extend the screen porch to the south the 3 additional
feet allows for a slightly larger porch for more utility of the porch, the overhang for the roof will not go past our property line.”

Staff analysis: The home was constructed in 1987 with the screen porch setback of 3 feet to the rear (south) parcel line.

The parcel itself is not unique: the unique condition is the existing screen enclosure (that encroaches into the setback and drainage/utility easement) along with a wood deck (that encroaches into a tract that is owned by the Plantation Bay Community Association, Inc.). Staff is in support to maintain the status quo by allowing the replacement of the screen room as originally constructed, but the increase in area is not supported by staff.

2. Such conditions were not created by the affirmative actions of the applicant and the applicant has acted at all times in good faith; and

Applicant’s response: “The porch was constructed in 1987 and was in place when we purchased the house. There are no records regarding disputes nor concerns of any kind from the county, developer or homeowners association for any time prior to or after our purchase.”

Staff analysis: This property has been developed for over three decades with a 3,607 sq. ft. single family dwelling, porches and wood deck. According to Property Appraiser records, the one story home was constructed in 1987. The applicants acquired the property on August 13, 2015 with these conditions in place (see attached Warranty Deed recorded August 14, 2015 at Official Records Book 2080, Page 1341, Public Records of Flagler County, Florida). Staff maintains the existing porch location was not created by the applicants, but any additional encroachment through expansion of the porch would be.

3. The variance, if granted, would not cause substantial detriment to the public health, welfare, safety, and morals of the community or impair the purpose and intent of this article; and

Applicant’s response: “The variance will not harm or be detrimental to the community. In fact, the Plantation Bay Homeowners Association has approved placement of the screen porch and the porch extension. The screen porch does not negatively impact the property, access to the property any adjoining properties, or any utilities.”

Staff analysis: The existing screen currently encroaches into a 10’ drainage and utility easement that runs along the rear of the property. The existing conditions have not impacted the property negatively. Arguably, the continuation of the existing encroachment would not further impact conditions, but expansion could have a negative impact where the present extent of the encroachment does not have a negative impact.
4. **No variance may be granted for a use of land or building that is not permitted by this article.**

   **Applicant’s response:** “Our single family unit is permitted within the PUD District.”

   **Staff analysis:** The property is zoned PUD (Planned Unit Development) and is developed with a one-story single family dwelling which is permitted use within this PUD.

   A variance, if granted, shall be the minimum variance necessary to alleviate the hardship. For purposes of this section, an unnecessary hardship shall mean that without the granting of the variances the owner will be deprived of all reasonable use of the property as allowed in the zoning district.

   **Applicant’s response:** “The screen porch on the lake was the primary reason we selected this house for our residence. The structure allowed us to enjoy the view in a comfortable outdoor setting, shaded and free from bugs. If this request is denied, it will negatively impact our use of the property and deny us a feature that existed when we purchased the house. In addition, screen rooms help protect homeowners and guests from exposure to life threatening insects, reptiles and other wildlife.”

   **Staff analysis:** While these statements are not criteria for the issuance of the variance, these are included in the LDC text as thematic statements providing the framework for the Planning and Development Board’s consideration of variance requests. In staff’s opinion, this owner is not deprived of all reasonable use in the event of denial of this variance to the extent requested by the applicant. Staff concurs with the applicant that they should be made whole by being allowed to replace the screen room as it existed prior to being damaged by Hurricane Irma and, to accomplish this, a variance is needed.
Future Land Use Map
## Application for Variance

**Flagler County, Florida**

**Address:** 1769 E. Moody Blvd, Suite 105, Bunnell, FL 32110

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

**Application/Project #:** 3131/2018030030

### Property Owner(s)

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Wayde Sumerix and Denise Faulk</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>31 Treetop Circle</td>
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<tr>
<td>City:</td>
<td>Ormond Beach</td>
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<tr>
<td>State:</td>
<td>FL</td>
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<tr>
<td>Zip:</td>
<td>32174</td>
</tr>
<tr>
<td>Telephone Number:</td>
<td>386-299-4747</td>
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<td>Fax Number:</td>
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### Applicant/Agent

<table>
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<th>Name(s):</th>
<th>same as above</th>
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<td>Mailing Address:</td>
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<td>City:</td>
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<tr>
<td>E-Mail Address:</td>
<td><a href="mailto:waydesumerix@gmail.com">waydesumerix@gmail.com</a></td>
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### Subject Property

**Site Location (street address):** 31 Treetop Circle

**Legal Description:** Lot 31, Plantation Bay Phase 1-A Unit 6

**Parcel #:** 03133151201A0600310

**Parcel Size:** approx 10,000 sq ft

**Current Zoning Classification:** PUD

**Current Future Land Use Designation:** MUL

**Subject to A1A Scenic Corridor IDO?**  \[\checkmark\] No

**Relief Requested:** 15 feet of the minimum building setback on the south side of the house.

**Signature of Owner(s) or Applicant/Agent:**  

**Date:** April 25, 2018

**OFFICIAL USE ONLY**

**Planning Board Recommendation/Action:**  

- [ ] APPROVED
- [ ] APPROVED WITH CONDITIONS
- [X] 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. 09/16
E. **Variance guidelines.** A variance may be granted, upon application, from the terms and provisions of this article as will not be contrary to the public health, safety, welfare and morals where, owing to special conditions, a literal enforcement of the provisions of this article will, in an individual case, result in unnecessary hardship. Such variances may be granted by the planning board in such individual case of unnecessary hardship upon a written finding that:

1. There are extraordinary and exceptional conditions pertaining to particular piece of property in question because of its size, shape, topography, or other unique features that, when considered in whole or part, creates an unnecessary hardship; and

   There exists across the south end of our house a concrete slab, over which there is a wooden deck. Hurricane Irma destroyed the screen porch that was part of the deck. We request 15’ relief of the property set; 12’ for the replacement of the screen porch, and 3 additional feet to extend the screen porch to the south. The additional three feet allows a slightly larger porch for more utility of the porch, the overhang of the porch roof will not go past our property line.

2. Such conditions were not created by the affirmative actions of the applicant and the applicant has acted at all times in good faith; and

   The screen porch was constructed in 1987 and was in place when we purchased the house. There are no records regarding disputes nor concerns of any kind from the county, developer or homeowner’s association for any time prior to or after our purchase.

3. The variance, if granted, would not cause substantial detriment to the public health, welfare, safety, and morals of the community or impair the purpose and intent of this article; and

   The variance will not cause harm or be detrimental to the community. In fact, the Plantation Bay Homeowner’s Association has approved the replacement of the screen porch and the porch extension. The screen porch does not negatively impact the property, access to the property, any adjoining properties, or any utilities.

4. No variance may be granted for a use of land or building that is not permitted by this article.

   Our single-family unit is permitted within PUD.

A variance, if granted, shall be the minimum variance necessary to alleviate the hardship. For purposes of this section, an unnecessary hardship shall mean that without the granting of the variance the owner will be deprived of all reasonable use of the property as allowed in the zoning district.

Please see attached hardship narrative.

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. 09/16
Hardship narrative for the Wayde and Denise Sumerix application for variance regarding 31 Treetop Circle, Ormond Beach, FL

The 12’ covered (screened-in) porch across the back of the house was the primary reason we selected this residence for our home. Not being able to enjoy the lake and nature safely is currently a hardship since the prior protective area was destroyed by Hurricane Irma.

Our family room has sliding glass doors for access to the porch. Without the covered porch providing shade, we can no longer use our family room during the day, due to the extreme heat of the direct sun.

Because the property orientation and southern exposure, the porch is directly on a pond with adjacent nature preserve. The covered, screened porch was the only safe area to be outside and keep ourselves and family (especially toddlers and elderly parents) protected from the often-seen wildlife and insects, such as water moccasins, alligators, disease carrying mosquitos, etc.

Because the prior screened porch was built leaving an uncovered space on the deck, we quickly learned that this gap made the screened area unusable during most of the afternoon due to the scorching sun. We are, therefore, requesting to have the covered screen room extend across the entire back of the house. Because of the southern exposure, an additional 3 feet will provide shade in the screened area, without which, we are not able to use the outdoor living space throughout the entire day safely out of the dangerous elements.

Thank you for considering providing us with relief from the hardship we have regarding having our covered screen porch removed and restoring it to a size that allows for the minimum protection needed for the space to be of use.
Sumerix, Wayde  
31 Treetop Circle  
Ormond Beach FL  32174

Re:Submitted Requests  

Dear Owner:

The Plantation Bay Resident Modification Committee (RMC) has reviewed and approved your application to install a new roof with 30 year architectural shingle Shasta White to your home as submitted. The RMC also approved the following as submitted:
Replacement of the upper deck with a concrete/sold surface 
Extend the upper deck and extend the roof for the upper deck 
Replacement of the wood bulkhead with concrete 
Window replacement 
Replacement of side porch replacement

Please ensure that you obtain proper permits from the county, and that no signage is posted on your property by your contractor. Your job site must adhere to the conditions below.

**JOB SITE CONDITIONS**
- All job sites will be kept in a neat and orderly condition.  
- Contractor hours are from 7:00 a.m. to 6:00 p.m. Monday through Saturday. 
- Dumpsters and construction equipment are **NOT** to be located on common property, this includes the street.

We appreciate your cooperation in submitting this request. This approval is valid for 180 days and does not supersede any governmental regulations or codes.

Should you have any additional questions, please contact me.

Sincerely,

[Signature]
Margie Hall  
Community Manager

cc: file
Record and Return to:
Southern Title Holding Company, LLC
2235 Bevile Road
Daytona Beach, FL 32119

Prepared by:
Tami Lowry, C.L.C.
Southern Title Holding Company, LLC
2235 Bevile Road
Daytona Beach, FL 32119

File Number: DB151215

(Warranty Deed)

This Warranty Deed made this 13th day of August, 2015, between Gloria M. Havlin, individually as to a Life Estate and Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014 whose post office address is 304 Milburnie Road, Knightdale, NC 27545, grantor, and Wayde L. Smerick, A Single Person and Denise Faulk, A Single Person, as joint tenants with the full right of survivorship whose post office address is 31 Treetop Circle, Ormond Beach, FL 32174, grantee,

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnessest, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Flagler County, Florida, to-wit:

LOT 31, PLANTATION BAY PHASE 1-A UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 40 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 03-13-31-5120-1A060-0310

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 13th day of August, 2015.

Gloria Havlin by Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014

Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014

Signed, sealed and delivered in our presence:

1st Witness Signature: ____________________________
Print Witness Name: Lenea J. Davis

2nd Witness Signature: ____________________________
Print Witness Name: Samuel A. Burnett

State of North Carolina
County of Wake

The foregoing instrument was acknowledged before me this 13th day of August, 2015, by, Gloria M. Havlin, individually as to a Life Estate and Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014 the (___) is personally known to me or (xx) has produced Driver(s) License as identification.

Allison Hopkins
Notary Public Signature
Printed Name: Allison Hopkins
My Commission Expires: July 30, 2018 (SEAL)

Wake County, NC
Warranty Deed

This Warranty Deed made this 13th day of August, 2015, between Gloria M. Havlin, individually as to a Life Estate and Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014, whose post office address is 304 Milburnie Road, Knightdale, NC 27545, grantor, and Wayde L. Sumers, a Single Person and Daisie E. Faulk, a Single Person, as joint tenants with the full right of survivorship whose post office address is 31 Treetop Circle, Ormond Beach, FL 32174, grantee:

Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, trusts and trustees.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO 100 DOLLARS ($10.00) and other good and valuable considerations in said grantor is hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargain, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Flagler County, Florida, to wit:

LOT 31, PLANTATION BAY PHASE 1-A UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 40 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 03-13-31-5120-1A060-0310

Together with all the appurtenances, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature
Print Witness Name:

[Signature]

2nd Witness Signature
Print Witness Name: Samuel A. Barrett

Gloria Mae Havlin by Karin Kathleen Hess, her attorney in fact

Gloria Mae Havlin by Karin Kathleen Hess, her attorney in fact

Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014

State of North Carolina

County of Wake

The foregoing instrument was acknowledged before me this 17th day of August, 2015, by, Gloria M. Havlin, individually as to a Life Estate and Karin Kathleen Hess, as Successor Trustee of the Gloria Mae Havlin Revocable Trust Agreement dated July 2, 1996, as Lastly amended on February 13, 2014 and as such is personally known to me or, (XX) has produced Driver(s) License as identification

[Signature]

Notary Public Signature

Printed Name: Allison H. Hendricks

My Commission Expires: July 20, 2018

(SEAL)
FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 4/18/18

APP #3131 - REAR SETBACK VARIANCE

APPLICANT/OWNER: Wade & Denise Faulk Sumerix

Distribution date: Friday, April 13, 2018

Project #: 2018030030

Application #: 3131

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. Any questions regarding any of the comments should be addressed to the department providing the comment.

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

This office has no objection at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No Comments on this item.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. Please provide the minimum relief requested for the replacement of the existing screen enclosure.
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I hereby affirm mailed notice to each owner on April 20, 2018 for the Planning & Development Board Meeting on May 8, 2018 at 6pm.

Wendy Hickey, Planner
April 20, 2018

WAYDE L SUMERIX & DENISE FAULK
31 Treetop Circle
Ormond Beach, FL 32174

RE: Application #3131 - Variance Request in the PUD (Planned Unit Development) Zoning District.

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 property owners Wayde Sumerix and Denise Faulk for a 15’ rear setback variance from the minimum 15’ foot rear setback requirement on .23 +/- acres located at 31 Treetop Circle Identified as parcel # 03-13-31-5120-1A060-0310.

You are hereby notified that a public hearing before the Flagler County Planning and Development Board, required by law, will be held in the Flagler County Government Services Building, Board Chambers, at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, on May 8, 2018, beginning at 6:00 p.m., or as soon thereafter as possible.

You are welcome to attend and express your opinion.

Sincerely,

[Signature]

Wendy Hickey
Planner

NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS ADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

DATE OF MEETING: May 8, 2018

OVERVIEW/SUMMARY: This request is not quasi-judicial in nature and does not require disclosure of ex parte communication. The request is for approval of a Future Land Use Map amendment from Mixed Use: Low Intensity, Low- to Medium-Density to Residential Medium Density. This parcel is 7.77 acres in size, identified as parcel #04-11-31-2984-000E1-0180, and is located East of State Road A1A (a/k/a North Oceanshore Boulevard), South of Hammock Dunes Parkway and West of Camino del Mar Parkway:

Property Appraiser aerial photo (2017):
On March 26, 2018, Bob Dickinson, on behalf of the parcel owners, Oare Associates, LLC, submitted an application for a Future Land Use Map amendment from Mixed Use: Low Intensity, Low- to Medium-Density to Residential Medium Density for development of a 29 lot subdivision on 7.77 acres.

The Future Land Use designation of the subject 7.77 acre parcel is Mixed Use: Low Intensity, Low- to Medium-Density consistent with the designation of the developed portions of the former Hammock Dunes Development of Regional Impact (DRI). This parcel was previously identified as Commercial (CM) on the DRI’s Master Development Plan. The Hammock Dunes DRI was closed out through the December 20, 2011 Essentially Built-Out Agreement Pursuant to Section 380.06(15)(G)(4), Florida Statutes – Hammock Dunes DRI, recorded on January 24, 2012 at Official Records Book 1851, Page 842, Public Records of Flagler County, Florida. The Essentially Built-Out Agreement identified the subject parcel as "an un-platted commercial parcel within the DRI that could be permitted for a maximum of 64,000 square feet of commercial space." (Section 3.1.4, page 5, of the Essentially Built-Out Agreement). While there was a prior application review for residential development of this parcel, the 2011 Essentially Built-Out Agreement recognized this parcel as commercial and, absent a Future Land Use amendment application, would preclude residential development. As proposed, this amendment and its related PUD Site Development Plan request will change the present maximum 64,000 square foot commercial entitlement to a single-family residential subdivision consisting of no more than 29 lots.

This request was reviewed by the Technical Review Committee at their April 18, 2018 regular meeting. All outstanding staff comments have been addressed by the applicant. Through their letter dated March 30, 2017 [sic], the Scenic A1A PRIDE Committee provided their recommendation regarding the proposed project and its proposed temporary construction access and future emergency access through the greenway parcel adjacent to A1A, stating:

“The Scenic A1A PRIDE committee supports the residential PUD as an alternative to the planned commercial use. We also approve of the temporary construction entrance, expecting that an [emergency access] easement is required, but recommend that the development agreement have a time limit of two years after development starts to close the A1A entrance to construction vehicles and remove signage.”

Public notice has been completed consistent with the requirements of Sections 125.66(2) and 163.3187, Florida Statutes (F.S.), and Section 2.07.00, Land Development Code. For reference, the process for small scale Comprehensive Plan amendment is described in Section 163.3187, F.S., with small scale amendments requiring only one public hearing for adoption before the Board of County Commissioners (ss. 163.3187(2), F.S.) and any adopted small scale amendment not becoming effective until 31 days after adoption (ss. 163.3187(5)(c), F.S.).

This agenda item is:

___ quasi-judicial, requiring disclosure of ex-parte communication; or

X legislative, not requiring formal disclosure of ex-parte communication.
RECOMMENDATION: Request the Planning and Development Board recommend approval of Application #3134, a Future Land Use Map amendment from Mixed Use: Low Intensity, Low- to Medium-Density to Residential Medium Density for parcel #04-11-31-2984-000E1-0180, finding that the Future Land Use Map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

ATTACHMENTS:
1. Technical Staff Report
2. Draft Ordinance
3. Application and supporting documents
4. Public notice
Consistent with the Comprehensive Plan, development on this parcel with the Residential Medium Density designation would be limited to a maximum of 54 dwelling units based on the parcel size of 7.77 acres. The analysis used in this Report assumes development at the 54 dwelling unit maximum density, without consideration of a parcel-specific limiting policy. Should the Board ultimately deem that a parcel-specific limiting policy is needed, this text can be added to the draft ordinance.

Overall development impacts in this analysis are anticipated to be minimal comparing the 64,000 square foot commercial development potential with the 54 unit residential development potential. As the attached analysis of the impacts of the Future Land Use Map Amendment indicates, while water and sewer daily demands will increase, all other facility impacts will decrease through the maximum potential build-out scenarios with this land use amendment. At 29 lots, these impacts would be almost halved from the assumed maximum development provided in staff’s analysis.

The Future Land Use amendment to Residential Medium Density would permit a lower intensity of use of this parcel and would serve as a buffer to the commercial sales office to the North and the golf course to the South. As a small scale amendment, staff believes that the amendment request is appropriate for the neighborhood and would not conflict with the use and development of surrounding parcels.

Finally, while not explicitly addressed through this amendment, sufficient density is available throughout the barrier island so as to allow for this residential land use amendment without consideration of this request as creating additional density where none had previously existed.

Analysis of Consistency with Florida Statutes
The proposed amendment has been evaluated by staff for its consistency with Section 163.3177(6) of Florida Statutes:

“2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.”

The 2010-2035 Comprehensive Plan concluded that a maximum of 531 units could be accommodated on the 2,633 acres remaining as undeveloped within Coastal Area 1 and identified as a mix of land uses, but predominantly composed of: Agriculture & Timberlands; Agriculture; and Residential: Low-density/Single-family. [Please note that lands within adopted DRIs, including the subject parcel, were considered as developed lands due to the completion of master planning and entitlements under respective DRI Development Orders.] As adopted in the Plan over the period from 2010-2035, the County’s population is expected to increase by 114,187 persons (from 106,927 in 2010
to 221,114 in 2035), with a corresponding need for 45,009 additional housing units (from 44,223 in 2010 to 89,232 in 2035). [Also note that the 2010 Census concluded that there were 48,595 housing units in Flagler County as of April 1, 2010, with 80.6% of these occupied and the remaining 19.4% (or 9,427 units) vacant.] Many of these units will be located in the incorporated area of the County, but areas of consistent growth – though with low- to moderate-growth rates – like Coastal Area 1 will continue to attract non-speculative, owner- occupied development due to its proximity to the Atlantic Ocean. In summary, sufficient raw, undeveloped land exists throughout the County to accommodate the County’s projected population.

“b. The projected permanent and seasonal population of the area.”

The 2035 population as estimated by staff based on available BEBR estimates at 221,114 includes both permanent and seasonal population. While no specific estimates were provided in the Plan for Coastal Area 1, it is anticipated that coastal development will have a greater percentage of seasonal units than other parts of the County.

“c. The character of undeveloped land.”

The character of the undeveloped land in this area is predominantly coastal scrub.

“d. The availability of water supplies, public facilities, and services.”

Public infrastructure is provided as part of the Hammock Dunes CDD utility system, with both water and central sanitary sewer provided by the CDD. Fire and law enforcement services are provided by Flagler County.

“e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.”

The subject parcel is neither developed nor blighted, but is nonconforming to the character of the community. This parcel was originally intended as one of several commercial sites within the Hammock Dunes DRI. The parcel’s location internal to Hammock Dunes, adjacent to the North to existing commercial and to the South to recreational amenities, and on the East side of SR A1A, makes commercial development problematic. The conversion of this parcel from commercial to residential is preferable to its development as commercial or mixed-use.

“f. The compatibility of uses on lands adjacent to or closely proximate to military installations.”
Not applicable – the subject parcel is not adjacent or proximate to a military installation.

“g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.”

Not applicable – the subject parcel is not adjacent to an airport.

“h. The discouragement of urban sprawl.”

Re-designation of previously planned lands from a relatively intensive use – Mixed Use: Low intensity – to a use of lesser intensity – Residential: Medium-density – effectively discourages urban sprawl by eliminating what would otherwise be a higher traffic generating use.

“i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.”

While commercial development of this parcel would potentially result in long-term job creation, the amount of vacant commercial structures located throughout the area would likely limit the viability of this location over the long-term. Arguably, the local economy was in large part based on residential development and the short-run benefits of residential construction activity in this area will be reflected in the long-term capital investment into the property. Permitting activity for residential single-family construction along the barrier island remains strong, especially in locations served by central infrastructure.

“j. The need to modify land uses and development patterns within antiquated subdivisions.”

Not applicable – this is not an antiquated subdivision, although changing conditions indicate that a commercial or mixed use development would not be appropriate on the subject parcel.

“8. Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.”

The applicant has provided an analysis of the availability of facilities and services. These services are principally provided by the Hammock Dunes CDD.

“b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.”
The site is a coastal oak hammock, and is mostly level. No historical resources were indicated on this parcel through the analysis completed as part of the Hammock Dunes DRI’s Application for Development Approval (ADA).

“c. An analysis of the minimum amount of land needed as determined by the local government.”

This request effectively limits the alternative, higher-intensity scheme of development for this parcel for commercial development. The applicant is seeking the amendment to provide for as many as 29 single family units consistent with the proposed land use amendment and related PUD Site Development Plan request. While the resulting lot sizes are limited in size, the resulting density does not exceed either the residential density associated with the Mixed Use: Low Intensity designation or the requested Residential: Medium-density designation. The minimum amount of land to complete the amendment as proposed and remain consistent with the land use designation is five acres.

“9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.
(VII) Fails to maximize use of future public facilities and services.
(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
(IX) Fails to provide a clear separation between rural and urban uses.
(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
(XI) Fails to encourage a functional mix of uses.
(XII) Results in poor accessibility among linked or related land uses.
(XIII) Results in the loss of significant amounts of functional open space.”

Staff concludes that the request does not result in any of the 13 sprawl indicators being met.

“b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
(IV) Promotes conservation of water and energy.
(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.”

The request fulfills the eight “anti-sprawl” objectives by occurring within a previously planned DRI (now expired) which sought through its layout the accomplishment of each of the eight measures as provided in the statute.
Analysis of Consistency with the Comprehensive Plan

The proposed amendment has been evaluated by staff for its consistency with the Comprehensive Plan:

“Policy A.1.2.2: The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development Regulations (LDRs) and the Comprehensive Plan by the following means:

1. Parcels being considered for amendment to the Future Land Use Map shall be concurrently evaluated for rezoning to the most appropriate zoning district.
2. Parcels seeking site plan approval shall continue to be designed, developed and used for activities allowed by the appropriate zoning district.
3. Property owners will be asked to conform to pending land use/zoning regulations as they request development approval.”

The subject parcel is already zoned Planned Unit Development (PUD) as part of the original Hammock Dunes DRI; however, the subsequent site development plan and plat will implement the PUD zoning which is already in place.

“Policy A.1.4.1: During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain, and soils for the areas to be amended will be analyzed and specific findings made as part of the plan amendment process.”

Each of these has been evaluated as part of the statutory consistency review above, with the exception of 100-year flood plain: the subject parcel is within a proposed Zone X, an area outside of the Special Flood Hazard Area.

“Policy A.1.6.8: Mixed land use areas shall be located as shown on the Future Land Use Map and as amendments are made to that Map, buffers, density transitions, and other techniques will be utilized to ensure that incompatible land use situations will not be created.”

The site development plan and plat request to be made separate from this application will address buffering; however, this amendment eliminates an area of Mixed Use: Low Intensity in favor of a Residential: Medium-density designation. The ultimate construction will be as single-family residences consistent with the Future Land Use designation.

“Policy A.2.2.1: Flagler County shall on a regular basis notify adjoining cities and management entities of the Dunes Community Development District of Comprehensive Plan amendments and amendments to the Official Zoning Map requested in Coastal Area 1.”
The Dunes CDD is aware of this Plan amendment since the subject parcel is to be served by CDD utilities.

“Policy A.6.1.1: Land use plan amendments shall be reviewed under the criteria established in the Coastal Management Element, Transportation Element, and other applicable standards contained in the adopted Flagler County Comprehensive Plan.”

This analysis satisfies this Policy’s requirements.

“Policy A.7.3.6: All requests for amendments to the Future Land Use Map shall include an analysis of the level of service for public facilities, including an analysis of the potable water supply. Applications for land use map amendments shall be provided to the appropriate potable water supplier and the St. Johns River Water Management District (SJRWMD) for their review.”

This analysis satisfies this Policy’s requirements. Potable water requirements are satisfied through existing SJRWMD Consumptive Use Permit (CUP) permit approvals for the Hammock Dunes CDD.

“Policy B.1.5.10: Flagler County shall minimize additional impacts on identified evacuation routes within the coastal areas of the County through appropriate land use controls and processes incorporated into the County’s Land Development Regulations (LDRs).”

Impacts provided through this amendment have been previously addressed through the Hammock Dunes DRI’s mitigation. The reduction in impact to SR A1A through the elimination of the potential commercial uses and approval of as many as 29 single-family residential units account for a reduction in overall trips and reduces impacts to SR A1A.

“Policy E.2.1.1: Land use plan amendments that have the effect of increasing allowable residential density in the Coastal High Hazard Area (CHHA) shall not be approved for parcels, or portions thereof, lying seaward of the Coastal Construction Control Line (CCCL) or within the velocity zone (Zone V or VE as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps) unless one of the following apply:

(1) the change is made to reflect existing legally permitted density that is not designated on the Future Land Use Map;

(2) the requested increase in density on a parcel is offset by a corresponding decrease in density on a different parcel. The offset in density will not result in a net increase in buildout population in the Coastal High Hazard Area (CHHA);

or

(3) the requested amendment meets the requirements of applicable sections of Florida Administrative Code (FAC) and is internally consistent with the goals, objectives, and policies of the Comprehensive Plan.”
Not applicable; the subject parcel is not seaward of the CCCL or within Zone V or VE.

“Policy E.2.4.5: Flagler County shall not approve Comprehensive Plan amendments that increase the residential density on the Future Land Use Map within the Coastal High Hazard Area (CHHA), unless consistent with Policy E.2.1.1.”

The requested amendment is consistent with Policy E.2.1.1.

“Policy E.2.4.8: Amendments to the Comprehensive Plan in the Coastal Area shall not be approved which will result in an increase in hurricane evacuation times without mitigation of the adverse impact to evacuation times.”

No separate mitigation is required since this density was previously provided for within the Hammock Dunes DRI.

“Policy E.3.1.6: Flagler County shall maintain an inventory of existing public beach access points. By 2012, the County shall study and forecast the need for future beach access requirements based upon projected population. Any findings and needs forecasted shall be incorporated into the Recreation and Open Space and Coastal Management Elements through the Comprehensive Plan amendment process. In the interim, a beach access goal of one (1) beach access point for every one (1) mile of coastline shall be established.”

The proposed site development plan provides for beach access for the resulting single-family residences through existing dune walkover within Hammock Dunes.

Analysis of Compatibility with the Land Development Code
The requested small scale amendment has been evaluated by staff for its compatibility with the Land Development Code:

“8.04.00.: Plan amendments. A report shall be prepared by county staff as required and forwarded as part of the major plan amendment process to the long range planning and land development review board, planning board and the board of county commissioners. The report shall indicate the anticipated impact of the administrative action on the levels of service adopted in this ordinance. This report is intended to be a general analysis and should identify corrective actions and any responsibility for the cost of those actions.”

While the request is not considered a major plan amendment, the applicant and staff have addressed the concurrency-related requirements of Florida Statutes, the Comprehensive Plan, and this section of the LDC through this staff report and the accompanying materials.
Future Land Use Map
FUTURE LAND USE AMENDMENT
SUMMARY FOR APPLICATION #3134

<table>
<thead>
<tr>
<th>Existing FLUM Category</th>
<th>Proposed FLUM Category</th>
<th>Existing Maximum Density (DU/Acre)</th>
<th>Proposed Maximum Density (DU/Acre)</th>
<th>Existing Maximum Intensity (FAR)</th>
<th>Proposed Maximum Intensity (FAR)</th>
<th>Net Increase or (Decrease) in Maximum Density</th>
<th>Non-Residential Net Increase or (Decrease) in Potential Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use: Low Intensity – 7.77 acres</td>
<td>Residential Medium Density – 1.01 acres</td>
<td>64,000 s.f.</td>
<td>7.0 DU/Acre</td>
<td>0.20</td>
<td>--</td>
<td>--</td>
<td>-64,000 square feet</td>
</tr>
</tbody>
</table>

Summary:
This request seeks the amendment of the formerly commercially-designated parcel (as designated through the Hammock Dunes DRI Development Order, which was closed out through the Essentially Built-Out Agreement Pursuant to Section 380.06(15)(G)(4), Florida Statutes – Hammock Dunes DRI, recorded on January 24, 2012 at Official Records Book 1851, Page 842, Public Records of Flagler County, Florida) to eliminate the requirement for any commercial development.

Analysis of concurrency-related impacts – through Chapter 8 of the Flagler County Land Development Code – indicates that even in the “worst-case” build-out scenario, the capacity exists within existing public facilities so that an adopted Level of Service (LOS) threshold will not be degraded to a point of failure.

The applicant is seeking approval of the amendment for ultimate development of a 29 lot subdivision, corresponding to 3.7 units per acre, which would generate impacts less than the maximum seven dwelling units permitted in both the Mixed Use: Low Intensity and the Residential Medium Density Future Land Use categories.
FUTURE LAND USE AMENDMENT
SUMMARY FOR APPLICATION #3134

Transportation Impacts:

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Intensity</th>
<th>ITE Land Use Code</th>
<th>Size of Development</th>
<th>Daily Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Mixed Use: Low Intensity</td>
<td>0.20 FAR</td>
<td>880</td>
<td>7.77</td>
<td>64,000 s.f.</td>
</tr>
<tr>
<td>Proposed</td>
<td>Residential Medium Density</td>
<td>7 dwelling units per acre</td>
<td>210</td>
<td>7.77</td>
<td>54 units</td>
</tr>
</tbody>
</table>

Change in Daily Trips: -5,224 trips

Note: Estimated impact is the worst-case scenario assuming ITE #880, Pharmacy/Drug Store without Drive-through Window, and is based on a daily trip rate of 90.06 trips per 1,000 s.f. GFA. Arguably, the net effect of the residential component – with maximum density in both scenarios of 7 dwelling units per acre – is zero, since the 540 daily trips (10 trips per unit) would stay the same in each land use scenario. But since the residential comment was previously removed through the Essentially Built-Out Agreement, the difference offered through this amendment would be a decrease in anticipated trips of 5,224 daily trips.

Potable Water:

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Intensity</th>
<th>Criterion</th>
<th>Size of Development</th>
<th>Daily Potable Water Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Mixed Use: Low Intensity</td>
<td>0.20 FAR</td>
<td>300 gals per ERU per day</td>
<td>7.77</td>
<td>64,000 square feet</td>
</tr>
<tr>
<td>Proposed</td>
<td>Residential Medium Density</td>
<td>7 dwelling units per acre</td>
<td>125 gals per capita per day</td>
<td>7.77</td>
<td>54 units</td>
</tr>
</tbody>
</table>

Change in Potable Water Demand: +13,704 gallons

Note: Single-family demand based on 2.4 pph. Commercial demand based on non-intensive user (primarily public/employee restrooms) with a 0.130 ERU per 1,000 s.f.
### FUTURE LAND USE AMENDMENT
### SUMMARY FOR APPLICATION #3134

#### Sanitary Sewer:

**Sanitary Sewer Impacts of Parcels Affected by FLUA #3134**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Intensity</th>
<th>Criterion</th>
<th>Size of Development</th>
<th>Daily Sanitary Sewer Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Mixed Use: Low Intensity</td>
<td>0.20 FAR</td>
<td>240 gals per ERU per day</td>
<td>7.77</td>
<td>-1,997 gallons</td>
</tr>
<tr>
<td>Proposed</td>
<td>Residential Medium Density</td>
<td>7 dwelling units per acre</td>
<td>110 gals per capita per day</td>
<td>7.77</td>
<td>+14,256 gallons</td>
</tr>
</tbody>
</table>

**Change in Sanitary Sewer Demand**

-12,259 gallons

Note: Single-family demand based on 2.4 pph. Commercial demand based on non-intensive user (primarily public/employee restrooms) with a 0.130 ERU per 1,000 s.f.

#### Solid Waste:

**Solid Waste Impacts of Parcels Affected by FLUA #3134**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Intensity</th>
<th>Criterion</th>
<th>Size of Development</th>
<th>Daily Solid Waste Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Mixed Use: Low Intensity</td>
<td>0.20 FAR</td>
<td>3.12 pounds per 100 s.f. per day</td>
<td>7.77</td>
<td>-1,997 pounds</td>
</tr>
<tr>
<td>Proposed</td>
<td>Residential Medium Density</td>
<td>7 dwelling units per acre</td>
<td>9.3 pounds per capita per day</td>
<td>7.77</td>
<td>+1,205 pounds</td>
</tr>
</tbody>
</table>

**Change in Solid Waste Demand**

-792 pounds

### Parks and Recreation: Parks and Recreation Impacts of Parcels Affected by FLUA #3134

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Intensity</th>
<th>Criterion</th>
<th>Size of Development</th>
<th>Parks and Recreation Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Acres</td>
<td>Units or Area</td>
</tr>
<tr>
<td>Existing</td>
<td>Mixed Use: Low Intensity</td>
<td>0.20 FAR</td>
<td>N/A</td>
<td>7.77</td>
<td>64,000 square feet</td>
</tr>
<tr>
<td>Proposed</td>
<td>Residential Medium Density</td>
<td>7 dwelling units per acre</td>
<td>Resident population</td>
<td>7.77</td>
<td>54 units</td>
</tr>
</tbody>
</table>

Change in Parks and Recreation Demand

Note: Parks and recreation LOS demand is based on aggregated population counts. Non-residential uses do not generate parks and recreation demand. Fifty-four dwelling units would generate a population of 129.6 persons; arguably this would be the same maximum population in both land use scenarios, absent the Essentially Built-Out Agreement’s commercial-only restriction. As part of Hammock Dunes, recreation impacts will be provided internally within the amenities provided as part of the amenity package offered to Hammock Dunes residents.

### Educational Facilities: Educational Facilities Demand of Parcels Affected by FLUA #3134

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Intensity</th>
<th>Criterion</th>
<th>Size of Development</th>
<th>Educational Facilities Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Acres</td>
<td>Units or Area</td>
</tr>
<tr>
<td>Existing</td>
<td>Mixed Use: Low Intensity</td>
<td>0.20 FAR</td>
<td>N/A</td>
<td>7.77</td>
<td>64,000 square feet</td>
</tr>
<tr>
<td>Proposed</td>
<td>Residential Medium Density</td>
<td>7 dwelling units per acre</td>
<td>FTE</td>
<td>7.77</td>
<td>54 units</td>
</tr>
</tbody>
</table>

Change in Educational Facilities Demand

Note: Educational facilities LOS demand is based on FTE counts determined within Concurrency Service Areas (CSAs). This project is located within CSA Number 1. No deficiencies in service have been indicted through the most recent District Work Plan. Non-residential uses do not generate educational facilities demand. The developer has expressed interest in adopting an age-restriction, which would eliminate educational facilities impacts.
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE DESIGNATION OF A TOTAL OF 7.77 ACRES, MORE OR LESS, LYING IN
SECTION 4, TOWNSHIP 11 SOUTH, RANGE 31 EAST;
FROM MIXED USE LOW INTENSITY TO RESIDENTIAL MEDIUM DENSITY;
PROVIDING FOR FINDINGS; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Oare Associates, LLC, are the owners of Parcel #04-11-31-2984-000E1-0180, which is 7.77 acres, more or less, in size and more particularly described herein and graphically shown on Exhibit “A” attached hereto; and

WHEREAS, Oare Associates, LLC, are seeking the amendment of the Future Land Use designation of the lands described herein; and

WHEREAS, on May 8, 2018, the Planning and Development Board conducted a public hearing on this amendment and voted to recommend approval; and

WHEREAS, on June 4, 2018, the Flagler County Board of County Commissioners, also sitting in their capacity as the Local Planning Agency, conducted a public hearing on this amendment and voted to adopt the proposed amendment; and

WHEREAS, public notice of this action has been provided in accordance with Sections 125.66(2)(a), 163.3184(11) and 163.3187, Florida Statutes, and Section 2.07.00, Flagler County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. FINDINGS
a. The Board of County Commissioners finds that the proposed Future Land Use Map amendment and parcel-specific Future Land Use Element text amendment are consistent with the goals, objectives, and policies of the Flagler County Comprehensive Plan.

b. This ordinance is adopted in compliance with and pursuant to the Community Planning Act, Sections 163.3161-163.3217, Florida Statutes.

Section 2. FUTURE LAND USE MAP AMENDMENT
The real property containing approximately 7.77 acres, more or less, and legally described herein is hereby amended from Mixed Use: Low Intensity, Low- to Medium-Density to Residential Medium Density, as graphically shown on Exhibit “A” attached hereto. The 2010-2035 Future Land Use Map of the adopted Comprehensive Plan shall
be amended to reflect this amendment. The legal description of the subject property to be amended through this application is:

A parcel of land lying in a portion of Section 38, Township 11 South, Range 31 East, Flagler County, Florida, being described as follows:

A point of reference being the intersection of the southerly right-of-way line of Hammock Dunes Parkway with the southerly right-of-way line of Camino del Mar, thence S63°12′54″E along said southerly right-of-way line of Camino del Mar a distance of 157.76 feet to a point of curvature, concave southwesterly, thence southeasterly a distance of 225.11 feet along the arc of said curve to the right having a central angle of 23°37′20″, a radius of 546.00 feet, a chord bearing of S51°24′13″E and a chord distance of 223.52 feet to the point of beginning; thence continue along a curve concave southwesterly, thence southeasterly a distance of 39.81 feet along the arc of said curve to the right having a central angle of 04°10′41″, a radius of 546.00 feet, a chord bearing of S37°30′12″E and a chord distance of 39.81 feet to a point of tangency; thence southeasterly a distance of 235.10 feet to a point of curvature, concave northeasterly, thence southeasterly a distance of 153.70 feet along the arc of said curve to the left having a central angle of 12°41′20″, a radius of 694.00 feet, a chord bearing of S41°45′33″E and a chord distance of 153.38 feet to a non-tangent line, the westerly line of Parcel GC-7 (Golf Course) per the subdivision plat of Hammock Dunes Phase I, as recorded in Map Book 30, Pages 76 through 86, Public Records of Flagler County, Florida; thence departing said curve and said southerly right-of-way line of Camino del Mar S47°15′49″W along said westerly line of Parcel GC-7 a distance of 342.21 feet; thence S33°18′05″W a distance of 140.82 feet; thence S21°42′29″W a distance of 240.36 feet; thence departing said westerly line of Parcel GC-7, S89°00′09″W a distance of 109.00 feet; thence N85°22′25″W a distance of 138.00 feet; thence S69°24′33″W a distance of 89.00 feet; thence N20°35′27″W a distance of 35.00 feet to a non-tangent curve, concave westerly; thence northwesterly a distance of 957.36 feet along the arc of said curve to the left having a central angle of 156°43′16″, a radius of 350.00 feet, a chord bearing of N08°57′05″W and a chord distance of 685.61 feet to the southerly right-of-way line of Hammock Dunes Parkway and a non-tangent curve; thence along said southerly right-of-way line of Hammock Dunes Parkway and said non-tangent curve concave northwesterly, a distance of 179.20 feet along the arc of said curve to the left having a central angle of 06°42′01″, a radius of 1532.39 feet, a chord bearing of N44°29′55″E and a chord distance of 179.10 feet to a non-tangent line; thence departing said curve S49°58′24″E along said non-tangent line a distance of 156.32 feet; thence N65°01′34″E a distance of 322.23 feet; thence N48°05′41″E a distance of 89.28 feet to the aforementioned point of beginning.
Section 3. EFFECTIVE DATE
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS 4TH DAY OF JUNE, 2018.

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA

_______________________________
Gregory L. Hansen, Chair

ATTEST:

_______________________________
Tom Bexley, Clerk of the
Circuit Court and Comptroller

APPROVED AS TO FORM:

_______________________________
Al Hadeed, County Attorney
Exhibit “A”
Future Land Use Map
(Existing and Proposed)
March 26, 2018

Mr. Adam Mengel
Flagler County Director of Planning & Zoning
1769 E. Moody Blvd. Suite 105
Bunnell, Florida 32110

RE: Future Land Use Map Amendment Less Than Ten Acres
Renaissance at Hammock Dunes

Dear Mr. Mengel,

The following items are attached as an Application for Future Land Use Map Amendment Less than 10 Acres for Renaissance at Hammock Dunes for consideration at Flagler County Technical Review Committee April 18, 2018 and The Flagler County Planning & Development Board on May 8, 2018:

1. Application for Future Land Use Map Amendment Less than 10 Acres
2. Copy of Owner(s) recorded Warranty Deed
3. Owner’s Representative Affidavit
4. Attachments A through M and O through Q per application requirements
6. Renaissance Conceptual Development Plan
7. Application Fee $970.00

The project is a Parcel (7.77 acres) located at Camino del Mar Entry adjacent to the existing Hammock Dunes Sales office

Should you have any questions or need additional information please feel free to contact me.

Sincerely,

Robert E. Dickinson, RLA

Cc: John C. Donohue
APPLICATION FOR
FUTURE LAND USE MAP AMENDMENT
LESS THAN TEN ACRES
FLAGLER COUNTY, FLORIDA
1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

APPLICATION/Project #: 3134/20180003

<table>
<thead>
<tr>
<th>PROPERTY OWNER(S)</th>
<th>Name(s): Oare Associates, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>203 E. Rich Avenue</td>
</tr>
<tr>
<td>City: Deland</td>
<td>State: Florida Zip: 32724</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>386-736-9225 Fax Number: NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APPLICANT/AGENT</th>
<th>Name(s): Robert E. Dickinson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>33 Old Kings Road North Suite 1</td>
</tr>
<tr>
<td>City: Palm Coast</td>
<td>State: Florida Zip: 32137</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>386-931-2853 Fax Number: NA</td>
</tr>
<tr>
<td>E-Mail Address:</td>
<td><a href="mailto:dickinsonci@aol.com">dickinsonci@aol.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE LOCATION (street address):</th>
<th>Camino del Mar</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEGAL DESCRIPTION:</td>
<td>See attached</td>
</tr>
</tbody>
</table>

| Parcel # (tax ID #): | 04-11-31-2984-000E1-0180 |
| Parcel Size:         | 7.77 acres               |

<table>
<thead>
<tr>
<th>Present Future Land Use Designation(s) Provide acreage of each classification.</th>
<th>Mixed Use Low Intensity 7.77 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Future Land Use Designation(s) Provide acreage of each classification.</td>
<td>Residential Medium Density 7.77 acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>POPULATION ASSUMPTIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum population of site under current land use:</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum population of site under proposed land use: (2.4 PPH x (gross acres x maximum density))</td>
<td>131</td>
</tr>
</tbody>
</table>

A Traffic Impact Study (TIS) is required to be prepared by a transportation engineer to evaluate the impact of the proposed amendment on segments and intersections of the affected regional transportation network. The horizon year for the analysis shall be 2010. The study area will include all arterial and collector roadway segments and intersections within a two-mile radius of the external boundary of the FLUM parcel. Existing traffic counts shall be for the preceding calendar year and based upon FDOT, Flagler County or City of Palm Coast published data. If the traffic engineer conducts counts, they must be for a minimum of 72 consecutive hours during M-F and be adjusted to AADT using FDOT seasonal adjustment factors. Intersection turning counts shall be made during weekday peak hour. Trip generation of existing and proposed uses shall be based upon the applicable ITE land use code. Residential density is measured in maximum number of units per acre times the gross acreage. Non-residential FAR's are .3 comm. low, .4 comm. high and .5 industrial. The adopted LOS of the applicable comprehensive plan, County or City, shall be used and capacity determined by reference to FDOT Level of Service Manual for road segments and the Highway Capacity Manual for intersections.

Trip distribution to determine the directional flow of traffic associated with the proposed FLUM shall be based upon FSUTMS using the Flagler County model set. The annual growth rate for traffic shall be calculated by calculating the previous 10 year's traffic counts or by using the following: U.S. 1 - 4.7%, I-95 - 4.6%, S.R. 100 - 10%, all other segments - 5%. Committed improvements must be underway, subject of a binding development agreement or funding in a State, County or municipal capital budget. The TIS concludes with an analysis of 2010 conditions in the study area with and without the proposed FLUM and any recommendations to mitigate the impact of increased traffic on the operational efficiency of the regional transportation network.


Name: Turgut Dervish, P.E.
Address: 535 Versailles Drive

City/State/Zip: Maitland, Florida 32751

<table>
<thead>
<tr>
<th>RECREATION AND OPEN SPACE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities immediately serving site:</td>
<td>Existing by HOA</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Is this site within a targeted Park Land?</td>
<td>YES □ NO □</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>WATER</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Method (check one)</td>
<td>Private wells □ Central □ Private treatment plant □</td>
</tr>
</tbody>
</table>

Attach completed SJRWMD Consumptive Use Worksheet and supporting information concerning growth projection or committee capacity.

If Central Water, provide name and address of facility:

Name: Dunes Community Development District
Address: 101 Jungle Hut Road
City/State/Zip: Palm Coast, Florida 32137

<table>
<thead>
<tr>
<th>SEWER</th>
<th></th>
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<tbody>
<tr>
<td>Method (check one)</td>
<td>Onsite Sewage Treatment and Disposal System □ Central □ Private treatment plant □</td>
</tr>
</tbody>
</table>

Attach completed FDEP operating information for previous 12 months.

If Central Sewer, provide name and address of facility:

Name: Dunes Community Development District
Address: 101 Jungle Hut Road
City/State/Zip: Palm Coast, Florida 32137

<table>
<thead>
<tr>
<th>SOLID WASTE</th>
<th>Type</th>
<th>Square Footage</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Commercial</td>
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<tr>
<td></td>
<td>Industrial</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>DRAINAGE</th>
<th>Detention/Retention facilities immediately serving the site</th>
<th>Dunes Community Development District</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Available downstream facilities:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Is site situated within a known floodplain area? Identify FIRM panel.</td>
<td>YES □ NO □</td>
</tr>
</tbody>
</table>

Signature of All Property Owners

Date 3.26.18

Signature of All Property Owners

The foregoing was acknowledge before me this 26 day of March, 2018, by (Name), and (Name), who is/are personally known to me or who has produced (Identification as identification, and who (did) / (did not) take an oath.

Signature of Notary Public

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:

*APPROVED WITH CONDITIONS [ ]

*APPROVED [ ]

*DENIED [ ]

Signature of Chairman: ________________________________

Date: ____________________ *approved with conditions, see attached.

**OFFICIAL USE ONLY**

BOARD OF COUNTY COMMISSIONERS ACTION:

*APPROVED WITH CONDITIONS [ ]

*APPROVED [ ]

*DENIED [ ]

Signature of Chairman: ________________________________

Date: ____________________ *approved with conditions, see attached.

SPECIAL WARRANTY DEED (LIMITED PARTNERSHIP)

This SPECIAL WARRANTY DEED, dated 18th Day of May, 2005, by
ID ASSOCIATES, L.P., a Delaware limited partnership
whose post office address is
2300 E Market St, Palm Coast, FL 32137
hereinafter called the GRANTOR, to
GARE ASSOCIATES, LLC, a Florida limited liability company
whose post office address is
193 Island Estates Parkway, Palm Coast, FL 32137

hereinafter called the GRANTEE:

(Wherever used herein the term "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal
representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt
whereof is hereby acknowledged, hereby grants, bargain, sale, alienates, transfers, assigns, releases, covenants and agrees unto the GRANTEE,
all that certain land situated in Flagler County, Florida, viz:

See Exhibit "A" Attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and
assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions imposed by
governmental authorities, if any;

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

AND THE GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons
claiming by, through or under the said GRANTOR, but against no other.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.


Signed in the presence of the following witnesses:

<table>
<thead>
<tr>
<th>Signature</th>
<th>Print Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary A. Black</td>
<td>Mary A. Black</td>
</tr>
<tr>
<td>Pat. J. Smith</td>
<td>Vertis J. Smith</td>
</tr>
</tbody>
</table>

State of Texas
County of Dallas

THE FOREGOING INSTRUMENT was acknowledged before me on MAY 18, 2005 by
Terry Pendleton, Vice President of 2M Real Estate, Inc., a Texas corporation, sole member of 2M Dunes, L.L.C., a Texas limited
liability company, general partner of Dunes Operating Company, L.P., a Delaware limited partnership, sole general partner of
ID ASSOCIATES, L.P., a Delaware limited partnership, on behalf of the limited partnership. He is personally known to me or
who has produced a satisfactory ID and who did say on oath:

[Signature]
[Print Name: Katherine G. Patel]
[Notary Public]
[State of Texas]
[Commission No.: 099983]
[Issue Date: 03/03/2007]
Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #

Robert E. Dickinson, is hereby authorized TO ACT ON BEHALF OF Gare Associates, LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for land use and/or rezoning of parcel 04-11-31-2984-000E1-0180.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: 

Elizabeth O. Neal
Printed Name of Owner / Title (if owner is corporation or partnership)

Signature of Owner

Signature of Owner

Printed Name of Owner

Address of Owner: 203 E. Rich Avenue
Mailing Address

DeLand, Florida 32724
City State Zip

Telephone Number (incl. area code) 386-736-9225

STATE OF Kentucky
COUNTY OF Jefferson

The foregoing was acknowledged before me this 5th day of March, 2018, by Elizabeth O. Neal and who is/are personally known to me or who has produced Drivers License as identification, and who (did) / (did not) take an oath.

Signature of Notary Public

Revised 5/08
ATTACHMENT B : LEGAL DESCRIPTION

Exhibit "A"

LEGAL DESCRIPTION — COMMERCIAL LANDS PARCEL

A PARCEL OF LAND LYING IN A PORTION OF SECTION 38, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HAMMOCK DUNES PARKWAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMINO DEL MAR, THEREON 583'-12'-54"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CAMINO DEL MAR A DISTANCE OF 157.76 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY, THEREIN SOUTHEASTERLY A DISTANCE OF 228.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°37'20", A RADIUS OF 546.00 FEET, A CHORD BEARING OF 55°12'41"E AND A CHORD DISTANCE OF 233.52 FEET TO THE POINT OF BEGINNING; THEREIN SOUTHEASTERLY A DISTANCE OF 38.81 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°10'41", A RADIUS OF 546.00 FEET, A CHORD BEARING OF 53°30'12"E AND A CHORD DISTANCE OF 38.81 FEET TO A POINT OF TANGENCY; THEREIN S3°52'52"E A DISTANCE OF 235.10 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, THEREIN SOUTHEASTERLY A DISTANCE OF 153.70 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°41'20", A RADIUS OF 684.50 FEET, A CHORD BEARING OF 51°45'33"E AND A CHORD DISTANCE OF 153.30 FEET TO A NON-TANGENT LINE, THE WESTERLY LINE OF PARCEL GC-7 (GOLF COURSE) PER THE SUBDIVISION PLAN OF HAMMOCK DUNES PHASE I, AS RECORDED IN MAP BOOK 30, PAGES 76 THROUGH 88, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THEREIN DEPARTING SAID CURVE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CAMINO DEL MAR S47°15'49"W ALONG SAID WESTERLY LINE OF PARCEL GC-7 A DISTANCE OF 342.21 FEET; THEREIN S2°31'10"W A DISTANCE OF 140.62 FEET; THEREIN S1°42'23"W A DISTANCE OF 240.36 FEET; THEREIN DEPARTING SAID WESTERLY LINE OF PARCEL GC-7 A DISTANCE OF 109.00 FEET; THEREIN N8°52'23"W A DISTANCE OF 130.00 FEET; THEREIN S8°24'53"W A DISTANCE OF 190.00 FEET; THEREIN N3°55'27"W A DISTANCE OF 35.00 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY; THEREIN NORTHEASTERLY A DISTANCE OF 857.36 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°43'16", A RADIUS OF 350.00 FEET, A CHORD BEARING OF N9°57'05"W AND A CHORD DISTANCE OF 885.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAMMOCK DUNES PARKWAY AND SAID NON-TANGENT CURVE CONCAVE NORTHEASTERSLY, A DISTANCE OF 178.20 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°42'01", A RADIUS OF 1532.30 FEET, A CHORD BEARING OF N4°29'55"E AND A CHORD DISTANCE OF 179.10 FEET TO A NON-TANGENT LINE; THEREIN DEPARTING SAID CURVE 54°58'24"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 156.32 FEET; THEREIN N8°51'34"E A DISTANCE OF 322.23 FEET; THEREIN N8°51'44"E A DISTANCE OF 89.28 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Owner</th>
<th>Physical Address</th>
<th>Last 2 Sales</th>
<th>Land Value</th>
<th>Last 2 Sales Date</th>
<th>Price</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>04-11-31-2984-000E1-0180</td>
<td>OARE ASSOCIATES LLC</td>
<td>DELAND, FL 32724</td>
<td>n/a</td>
<td>$651,056</td>
<td>5/18/2005</td>
<td>$2740000</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>JANET E MARTINEZ, ESQ</td>
<td></td>
<td></td>
<td>$0</td>
<td>11/1/1999</td>
<td>$2597960</td>
<td>QUAL/CREDIBLE/VERIF/DOC/EVIDEN</td>
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<td></td>
<td>SHUFFELD LOWMAN WILSON</td>
<td></td>
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<td>$0</td>
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<td></td>
<td>MLS</td>
</tr>
<tr>
<td></td>
<td>203 EAST RICH AVENUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>DELAND, FL 32724</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Parcel Class: VACANT

Date created: 3/20/2018
Last Data Uploaded: 3/20/2018 2:45:44 AM
### ATTACHMENT E: PRESENT FUTURE LAND USE

**Flagler County, FL Property Appraisers Office**

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Owner</th>
<th>Land Value</th>
<th>Land Use</th>
<th>Date</th>
<th>Last 2 Sales</th>
<th>Reason</th>
<th>Qual</th>
</tr>
</thead>
<tbody>
<tr>
<td>04-11-31-2984-000E1-0180</td>
<td>OARE ASSOCIATES LLC, JANET E MARTINEZ, ESQ SHUFFIELD LOWMAN WILSON 203 EAST RICH AVENUE DELAND, FL 32724</td>
<td>$651,056</td>
<td>AGRICULTURE</td>
<td>5/18/2005</td>
<td>$274,000</td>
<td>N/A</td>
<td>Q</td>
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<td>Ag Land</td>
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<td>QUAL/CREDBILE,VERIF/DOC/EVIDEN</td>
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<td>MLS</td>
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<td></td>
<td>0</td>
<td>Just</td>
<td></td>
<td>$651,056</td>
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<td></td>
<td></td>
<td>0</td>
<td>Value</td>
<td></td>
<td></td>
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<td></td>
<td>$651,056</td>
<td>Value</td>
<td></td>
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<tr>
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<td></td>
<td>Assessed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Legend**

- **Parcels**
- **Streams and River**
- **Unincorporated FLUM**
  - <all other values>
  - Agriculture
  - Agriculture & Timberlands
  - Commercial: High Intensity
  - Commercial: Low Intensity
  - Conservation
  - Educational Uses
  - Industrial
  - Mixed Use: Low Intensity
  - Mixed Use: High Intensity
  - Recreation & Open Space
  - Residential: High Density
  - Residential: Low Density / Rural Estate
  - Residential: Low Density / Single Family
  - Residential: Medium Density

**Overview**

- Scale: 764 ft
ATTACHMENT G

IMPACT ANALYSIS POPULATION

The proposed density of Residential Medium Density would allow Residential of 4 to 7 units per acre or 53 Residential Units on the 7.7 Acre Site. The proposed use is requested at 29 units or 55% of the allowed density. The Mixed Use is eliminated thereby providing less impact for many aspects of the development. Single family residential presumed per person household (PPH) of 2.4. Therefore the proposed 29 units provides a maximum site population of 131.
ATTACHMENT I

RECREATION AND OPEN SPACE

The proposed site is part of the original Hammock Dunes DRI which required preservation of open space and community recreation elements to support the environment while providing for the recreation for residents. All those requirements are in place and protected through covenants and restrictions and design review manual.

ATTACHMENT J

WATER & WASTEWATER

Water – The Dunes Community Development District will supply potable water to the proposed site since the property is located within its service area.

Wastewater - Collection and treatment of wastewater will be provided by the Dunes Community Development District.

The Applicant has had a pre-application meeting with the DCDD to introduce the project and discuss incorporating all DCDD utility standards into the eventual design of the utility system.

ATTACHMENT K

SOLID WASTE ANALYSIS

Solid waste pick up and disposal is currently contracted for curbside billing service by Flagler County. This service will continue. There is sufficient capacity in the Volusia County Landfill to accommodate the proposed use.
ATTACHMENT L – DRAINAGE STUDY

STORMWATER

The site is bounded to the west by land that is part of the Malacompra Greenway, north by the existing Hammock Dunes Sales Center and existing road (Camino Del Mar), east and south by the existing Hammock Dunes Links Course.

The site consists of three soil types, Immokalee fine sand (13); Pomello Fine Sand (15) and Cassia Fine Sand (27). These soils have low available water capacity and are poorly drained to moderately well drained. Depth to groundwater table is generally 18"-42". The soils are not limited with respect to the construction of roads. Prior to construction, a geotechnical exploration is recommended to confirm the site limitations. Soils data for this site was found by referring to the Natural Resources Conservation Service Soils Data for Flagler County.

Based on current topography, surface drainage flows from east to west across the property offsite towards the Malacompra Greenway. Prior to any construction activity taking place, a permit modification will need to be applied for showing compliance with the St. Johns River Water Management District permit for the Hammock Dunes DRI Master Stormwater System.

The proposed plan will be to collect onsite runoff via curb and gutter or inverted crown/inlet and convey to two existing stormwater inlets – one is located at the entrance of Hammock Dunes Sales Office while the other is located along the eastern property boundary. Both inlets connect to the existing Hammock Dunes master stormwater system.
March 20, 2018

Mr. George Whelan
Atlantic Ocean Realty
212 S. Oceanshore Blvd
Flagler Beach, FL 32136

RE: Renaissance Property
    Environmental Assessment
    Flagler County, FL
    AES #18-017

Dear Mr. Whelan,

Atlantic Ecological Services, LLC (AES) visited the Renaissance Property for the purposes of conducting a review for the presence of wetlands and protected species based on direct and indirect observations, as well as to determine potential for occurrence of protected species based on suitable habitat. The site assessment was conducted on March 8, 2018. The Renaissance Property, herein referred to as the subject property, is located east of A1A, south of Palm Coast Parkway, west of the Hammock Dunes Golf Course, and north of undeveloped land in Palm Coast, Florida. The Flagler County Parcel ID # is 04-11-31-2984-000E1-0180. The subject property is located in Section 4, Township 11 South, Range 31 East. Please see the attached Location and Aerial Maps. The subject property is approximately 7.78 acres and consists of undeveloped lands.

METHODS

Habitat Mapping

Each community and land use area was categorized according to the Florida Department of Transportation’s (FDOT) 1999 Florida Land Use, Cover and Forms Classification System (FLUCCS). The boundaries of each FLUCCS code were delineated based on vegetative composition, soil characteristics, topography, and aerial interpretation. See the Results Section below for a description of the habitats found. Please also see the attached Habitat Map depicting the findings.

ATTACHMENT M : BIOLOGICAL ASSESSMENT
Protected Species Review

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on-site. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission’s (FWC) *Florida’s Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service’s (USFWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry’s (DPI) *Notes on Florida’s Endangered and Threatened Plants*. Additional information was gathered from the Florida Natural Areas Inventory (FNAI) *Field Guides to the Rare Animals/Plants of Florida*, and the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) *Rare and Endangered Biota of Florida: Volumes 1-5*, and the FWC’s Eagle Nest Locator web site were also reviewed to obtain location data recorded by others for those species.

RESULTS

Habitats

Uplands

*Pine – Mesic Oak (FLUCCS 414)* – Approximately 7.27 acres of pine – mesic oak habitat is found across most of the project site. The canopy is dominated by slash pine (*Pinus elliotti*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*). The understory consists primarily of saw palmetto (*Serenoa repens*), yaupon holly (*Ilex vomitoria*), greenbrier (*Smilax* spp.), and grapevine (*Vitis rotundifolia*).

*Live Oak (FLUCCS 427)* – Approximately 0.51 acres of the subject property exists as an undeveloped coastal live oak community. The canopy is dominated by live oak. Other canopy species found, but at a much less extent, include laurel oaks, cabbage palm (*Sabal palmetto*), red cedar (*Juniperus virginiana*), and hackberry (*Celtis occidentalis*). The mid-canopy contains red bay (*Persea borbonia*) and smaller live oaks and laurel oaks. The understory is dominated by a heavy layer of saw palmetto. Other subcanopy and groundcover species include cabbage palm, yaupon holly, wax myrtle (*Myrica cerifera*), greenbrier, grapevine, and bracken fern (*Pieridium aquilinum*).

Wetlands and Surface Waters

No wetlands or surface waters are found on the subject property.
Wildlife Observations

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. A list of species observed is provided in the following table:

Table 1: Wildlife species observed on the Renaissance Property project site in Flagler County, Florida; March 2018.

<table>
<thead>
<tr>
<th>Taxon</th>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Protected*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common grackle</td>
<td><em>Quiscalus major</em></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Black vulture</td>
<td><em>Coragyps atratus</em></td>
<td>No</td>
</tr>
<tr>
<td>Mammals</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Raccoon (scnt)</td>
<td><em>Procyon lotor</em></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Nine-banded armadillo (burrow)</td>
<td><em>Dasypus novemcinctus</em></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Grey squirrel</td>
<td><em>Scturus carolinensis</em></td>
<td>No</td>
</tr>
</tbody>
</table>

Protected Species

Due to the location within the Hammock and the upland nature of the property, the potential for gopher tortoises exists (*Gopherus polyphemus*). A 100% gopher tortoise gopher tortoise survey was conducted on March 8, 2018, in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Development in Florida*. Mr. Jody N. Sisk led the survey and is currently a FWC Authorized Gopher Tortoise Agent (GTA-09-00003). No gopher tortoises or their burrows were identified on the subject property. The habitat is considered low quality for the potential of occupancy by the gopher tortoise due to limited open areas or groundcover for forage.

The FWC’s Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act. No active bald eagle nests are known to occur within 2 miles of the project site.

No other protected flora or fauna species are expected to inhabit the subject property. Please see the table below for protected species data at the subject property.
<table>
<thead>
<tr>
<th>Species Name</th>
<th>Common Name</th>
<th>Agency Listing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ajaja ajaja</td>
<td>Roseate spoonbill</td>
<td>SSC</td>
</tr>
<tr>
<td>Alligator mississippi</td>
<td>American alligator</td>
<td>T (S/A)</td>
</tr>
<tr>
<td>Aramus guarana</td>
<td>Limpkin</td>
<td>SSC</td>
</tr>
<tr>
<td>Charadrius melodus</td>
<td>Piping plover</td>
<td>T, T</td>
</tr>
<tr>
<td>Drymanarchon corais</td>
<td>Eastern indigo snake</td>
<td>T, T</td>
</tr>
<tr>
<td>Egretta caerulea</td>
<td>Little blue heron</td>
<td>SSC</td>
</tr>
<tr>
<td>Egretta rufescens</td>
<td>Reddish egret</td>
<td>SSC</td>
</tr>
<tr>
<td>Egretta thula</td>
<td>Snowy egret</td>
<td>SSC</td>
</tr>
<tr>
<td>Egretta tricolor</td>
<td>Tricolored heron</td>
<td>SSC</td>
</tr>
<tr>
<td>Eudocimus albus</td>
<td>White ibis</td>
<td>SSC</td>
</tr>
<tr>
<td>Falco peregrinus</td>
<td>Arctic peregrine falcon</td>
<td>E</td>
</tr>
<tr>
<td>Gopherus polyphemus</td>
<td>Gopher tortoise</td>
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</tr>
<tr>
<td>Haliaeetus leucoccephalus</td>
<td>Southern bald eagle</td>
<td>BGEPA</td>
</tr>
<tr>
<td>Mycteria americana</td>
<td>Woodstock</td>
<td>E, E</td>
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<td>Pituophis melanoleucus</td>
<td>Florida pine snake</td>
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<tr>
<td>Rana capito</td>
<td>Gopher frog</td>
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</tr>
<tr>
<td>Ursus americanus</td>
<td>Florida black bear</td>
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<table>
<thead>
<tr>
<th>Likelihood of Occurrence</th>
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<tbody>
<tr>
<td>Low</td>
<td>Marshes, swamps, ponds, rivers and lagoons</td>
</tr>
<tr>
<td>Low</td>
<td>Various aquatic habitats</td>
</tr>
<tr>
<td>Low</td>
<td>Swamps, forested floodplains, mangrove swamps &amp; marshes</td>
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<td>Low</td>
<td>Breeds on beach dunes</td>
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<tr>
<td>Low</td>
<td>Wide variety of habitats</td>
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<tr>
<td>Low</td>
<td>Marshes, ponds, lakes, meadows, streams &amp; mangroves</td>
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<td>Marine and estuarine tidal swamps</td>
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<td>Low</td>
<td>Wide variety of open habitats</td>
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<td>Sandhills, scrub, hammocks, dry prairies, flatwoods, &amp; ruderal habitats</td>
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<tr>
<td>Low</td>
<td>Coasts, rivers and large lakes in open areas</td>
</tr>
<tr>
<td>Low</td>
<td>Marshes, swamps, streams and mangroves</td>
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<tr>
<td>Low</td>
<td>Sandhills, scrubby flatwoods, hammocks &amp; ruderal habitats</td>
</tr>
<tr>
<td>Low</td>
<td>Xeric uplands and pine flatwoods</td>
</tr>
<tr>
<td>Low</td>
<td>Variety of forested landscapes</td>
</tr>
</tbody>
</table>

**CONCLUSION**

Atlantic Ecological Services, LLC conducted a site review on the Renaissance Property for the purposes of determining the presence of wetlands and/or potential presence of state and federally protected wildlife and plant species.
The subject property is approximately 7.78 acres and consists of undeveloped land in Palm Coast, Flagler County, Florida. No wetlands were identified on the subject property. No protected flora or fauna species are expected to inhabit the subject property.

Should you have any questions or concerns please feel free to contact me at (904) 347-9133 or jody@atlanticeco.com.

Sincerely,

Jody N. Sisk
Senior Ecologist

Enclosures
Technical Literature References


Gilbert, Carter R., 1992. *Rare and Endangered Biota of Florida, Volume II Fishes*. Special Committee on Fishes, Florida Committee on Rare and Endangered Plants and Animals.


Humphrey, Stephen R., 1992. Rare and Endangered Biota of Florida, Volume I. Mammals. Special Committee on Mammals, Florida Committee on Rare and Endangered Plants and Animals.

Moler, Paul E., 1992. Rare and Endangered Biota of Florida, Volume III Amphibians and Reptiles. Special Committee on Amphibians and Reptiles Florida Committee on Rare and Endangered Plants and Animals.


Rogers, James A. Jr., Kale, Herbert W. III, Smith, Henry T. 1996. Rare and Endangered Biota of Florida Volume V. Birds. Special Committee on Birds Florida Committee on Rare and Endangered Plants and Animals.


FIGURES
PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Renaissance at Hammock Dunes
LOCATION: Flagler County, Florida
CLIENT: Kevin Donohue

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish
P.E. No.: 20400
DATE: March 27, 2018
SIGNATURE:
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INTRODUCTION

This analysis was undertaken in support of a proposed FLUM amendment and rezoning application for a 7.77-acre property in Flagler County, Florida. The property is located on Camino del Mar approximately 700 feet east of Hammock Dunes Parkway. Figure 1 depicts the location of the property and the area roadways.

The requested amendment is to change the FLUM designation of the property from Mixed Use: Low Density to Residential: Medium Density. The development densities for the current and requested FLUM are listed in Table 1.

Table 1
Existing and Requested Entitlements

<table>
<thead>
<tr>
<th>Existing FLUM</th>
<th>Land Use</th>
<th>Acreage</th>
<th>Density</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use: Low Density</td>
<td>Retail/Office</td>
<td>7.77</td>
<td>0.20 FAR</td>
<td>67,000 sq.ft</td>
</tr>
<tr>
<td>Proposed FLUM</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential: Medium Density</td>
<td>MF Residential</td>
<td>7.77</td>
<td>7 DU/Acre</td>
<td>54 Dus</td>
</tr>
</tbody>
</table>

This study was performed in accordance with the County’s guidelines for evaluating impacts of future land use map amendments. The purpose of the amendment is to allow the development of a residential project on the property. If the amendment is approved, the maximum allowable development will be 54 multifamily units, a significant reduction in development density from 67,000 square feet of retail/office uses. The Applicant is proposing to develop a less intense project with 29 single family units.
EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project’s 2-mile radius of influence as required by the County. This included the area’s major roadways which were analyzed for daily and P.M. peak hour conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments with the adopted capacity thresholds. The existing conditions analysis was based on information obtained from the City at Palm Coast 2017 traffic counts, the Florida DOT 2016 Historical AADT Counts and FDOT Quality/LOS Handbook Tables. This information includes roadway segments, roadway characteristics, daily and P.M. peak hour traffic volumes, and adopted capacities. Relevant traffic information is provided in Appendix A.

Roadway Segment Analysis

Table 2 summarizes the existing conditions analysis for roadways within a 2-mile radius of influence. The table shows the roadway segments, their functional classification, number of lanes, daily/P.M. peak hour traffic volumes, adopted LOS/capacities and resultant Levels of Service (LOS). This analysis indicates that all of the roadway segments within the project’s influence area currently operate with adequate capacity during the daily and peak hour conditions.

Planned Programmed Improvements

There are no planned or programmed roadway improvements to the existing transportation facilities within the project’s sphere of influence.
<table>
<thead>
<tr>
<th>Roadway Segment</th>
<th>Functional Class</th>
<th># of Lanes</th>
<th>Adopted LOS</th>
<th>Daily</th>
<th>P.M. Peak Hour</th>
<th>Deficient?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Volume</td>
<td>Capacity</td>
<td>LOS</td>
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<tr>
<td>Palm Coast Parkway (Eastbound)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Florida Park Drive to Club House Drive</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>12,500</td>
<td>23,900</td>
<td>C</td>
</tr>
<tr>
<td>Club House Drive to Colbert Lane</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>9,900</td>
<td>23,900</td>
<td>C</td>
</tr>
<tr>
<td>Colbert Lane to Palm Harbor Parkway</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>7,300</td>
<td>23,900</td>
<td>C</td>
</tr>
<tr>
<td>Palm Coast Parkway (Westbound)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palm Harbor Parkway to Colbert lane</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>7,500</td>
<td>23,900</td>
<td>C</td>
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<tr>
<td>Colbert Lane to Club House Drive</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>9,600</td>
<td>23,900</td>
<td>C</td>
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<tr>
<td>Club House Drive to Florida Park Drive</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>11,800</td>
<td>23,900</td>
<td>C</td>
</tr>
<tr>
<td>Palm Coast Parkway (Hammock Dunes Parkway)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palm Harbor Parkway to SR A1A</td>
<td>Arterial/Class 1 (one-way)</td>
<td>2</td>
<td>D</td>
<td>12,500</td>
<td>17,700</td>
<td>C</td>
</tr>
<tr>
<td>Palm Harbor Parkway</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Florida Park Drive to Club House Drive</td>
<td>Collector/UFH</td>
<td>2</td>
<td>D</td>
<td>4,700</td>
<td>24,200</td>
<td>B</td>
</tr>
<tr>
<td>Club House Drive to Palm Coast Parkway</td>
<td>Collector/UFH</td>
<td>2</td>
<td>D</td>
<td>5,100</td>
<td>24,200</td>
<td>B</td>
</tr>
<tr>
<td>Colbert Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palm Coast Parkway (WB) to Palm Coast parkway (EB)</td>
<td>Arterial/Class 2 (one-way)</td>
<td>2</td>
<td>D</td>
<td>5,500</td>
<td>14,800</td>
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<td>7,900</td>
<td>24,200</td>
<td>B</td>
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<tr>
<td>SR A1A</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hammock Dunes Parkway to 16th Road East</td>
<td>Arterial/UFH</td>
<td>2</td>
<td>D</td>
<td>5,600</td>
<td>24,200</td>
<td>B</td>
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<td>Hammock Dunes Parkway to Mariners Drive</td>
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<td>2</td>
<td>D</td>
<td>5,600</td>
<td>24,200</td>
<td>B</td>
</tr>
</tbody>
</table>
PROPOSED DEVELOPMENT AND TRIP GENERATION

The maximum development under the existing and requested future land use scenarios will be as follows:

Existing FLUM
- Retail/Office 67,000 square feet

Proposed FLUM
- MF Residential 54 Dwelling Units

Trip Generation

The trip generation for the existing and requested land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*. Trip generation rates and calculations are summarized in Table 3, which shows the daily and P.M. peak hour trips for the existing and requested (or proposed) land uses. ITE trip generation sheets are provided in Appendix B.

<table>
<thead>
<tr>
<th>ITE Code</th>
<th>Land Use</th>
<th>Size*</th>
<th>Daily Trips</th>
<th>P.M. Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rate**</td>
<td>Trips</td>
</tr>
<tr>
<td>Existing FLUM</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>820</td>
<td>Retail (Shopping Center)</td>
<td>67,000 ksf</td>
<td>68.34/E</td>
<td>4,579</td>
</tr>
<tr>
<td></td>
<td>Total Trips</td>
<td>-----</td>
<td>4,579</td>
<td>-----</td>
</tr>
<tr>
<td></td>
<td>Pass-by-Trips (34%)***</td>
<td>-----</td>
<td>1,557</td>
<td>-----</td>
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<tr>
<td></td>
<td>New Net Trips</td>
<td>-----</td>
<td>3,022</td>
<td>-----</td>
</tr>
<tr>
<td>Proposed FLUM</td>
<td>MF Residential</td>
<td>54 DU</td>
<td>7.32/R</td>
<td>395</td>
</tr>
<tr>
<td>220</td>
<td>Total Trips</td>
<td>-----</td>
<td>395</td>
<td>-----</td>
</tr>
<tr>
<td></td>
<td>New Net Trips</td>
<td>-----</td>
<td>395</td>
<td>-----</td>
</tr>
<tr>
<td></td>
<td>Trip Decrease (-) Due to Amendment</td>
<td>-----</td>
<td>(-) 2,627</td>
<td>-----</td>
</tr>
</tbody>
</table>

* ksf = 1,000 square feet, DU = Dwelling Units
** R = Average Rate, E = Equation
*** From the 3rd Edition of the ITE Trip Generation Handbook

From these calculations, it can be seen that the requested land use will generate 2,627 less daily trips and 235 less P.M. peak hour trips than the existing land uses of the property.
PROJECTED TRAFFIC CONDITIONS

For this small-scale amendment, projected conditions were assessed to evaluate the impact of the requested (or proposed) amendment on the roadway network for a short range 5-year period. Since the amendment will not add any new trips to the area roadways, the projected traffic conditions analysis was performed for 2023 for the base condition (without the amendment). For the base condition, projected traffic volumes were determined with the use of 5% annual growth as per Flagler County guidelines.

Year 2023 Base Traffic Condition Analysis

The base condition assumes that the FLUM is not amended. This would represent the worst-case traffic conditions in the area since amendment will decrease the trips to be added to the area roadways by the property under consideration. The analysis for this condition is based on the existing/committed roadway network geometry and projected 2023 traffic volumes. Projected traffic volumes were determined by expanding existing traffic volumes to 2023 with the use of a 5% annual growth or a growth factor of 1.25. Table 4 summarizes the results of the analysis. It shows the impacted roadways, their number of lanes, adopted LOS/capacities and existing/projected traffic volumes along with resultant Levels of Service. The analysis indicates that the study roadway segments are projected to operate satisfactorily within their adopted LOS.
### Table 4
#### 2023 Base Condition Analysis

<table>
<thead>
<tr>
<th>Roadway Segment</th>
<th># of Lanes</th>
<th>Adopted LOS</th>
<th>Daily</th>
<th>P.M. Peak Hour</th>
<th>Deficient?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Existing</td>
<td>Projected</td>
<td>Capacity</td>
</tr>
<tr>
<td>Palm Coast Parkway (Eastbound)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Florida park Drive to Club House Drive</td>
<td>2</td>
<td>D</td>
<td>12,500</td>
<td>15,625</td>
<td>23,900</td>
</tr>
<tr>
<td>Club House to Colbert Lane</td>
<td>2</td>
<td>D</td>
<td>9,900</td>
<td>12,375</td>
<td>23,900</td>
</tr>
<tr>
<td>Colbert Lane to Palm Harbor Parkway</td>
<td>2</td>
<td>D</td>
<td>7,300</td>
<td>9,125</td>
<td>23,900</td>
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<td>Palm Coast Parkway (Westbound)</td>
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<td></td>
<td></td>
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<tr>
<td>Palm Harbor Parkway to Colbert Lane</td>
<td>2</td>
<td>D</td>
<td>7,500</td>
<td>9,375</td>
<td>23,900</td>
</tr>
<tr>
<td>Colbert Lane to Club House Drive</td>
<td>2</td>
<td>D</td>
<td>9,600</td>
<td>12,000</td>
<td>23,900</td>
</tr>
<tr>
<td>Club House Drive to Florida Park Drive</td>
<td>2</td>
<td>D</td>
<td>11,800</td>
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</tr>
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<td></td>
</tr>
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<td>Palm Harbor Parkway to SR A1A</td>
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<td>D</td>
<td>12,500</td>
<td>15,625</td>
<td>17,700</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Florida Park Drive to Club House Drive</td>
<td>2</td>
<td>D</td>
<td>4,700</td>
<td>5,875</td>
<td>24,200</td>
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<tr>
<td>Club House Drive to Palm Coast Parkway</td>
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<td>D</td>
<td>5,100</td>
<td>6,375</td>
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<td>Colbert Lane</td>
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<td></td>
<td></td>
</tr>
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<td>Palm Coast Parkway (WB) to Palm Coast Parkway (EB)</td>
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<td>D</td>
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<td>6,875</td>
<td>14,800</td>
</tr>
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<td>Palm Coast Parkway (EB) to Waterside Parkway (N)</td>
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<td>D</td>
<td>7,900</td>
<td>9,875</td>
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</tr>
<tr>
<td>SR A1A</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hammock Dunes Parkway to 16th Road E</td>
<td>2</td>
<td>D</td>
<td>5,600</td>
<td>7,000</td>
<td>24,200</td>
</tr>
<tr>
<td>Hammock Dunes parkway to Mariners Drive</td>
<td>2</td>
<td>D</td>
<td>5,600</td>
<td>7,000</td>
<td>24,200</td>
</tr>
</tbody>
</table>
STUDY CONCLUSIONS

This Transportation Facilities Analysis was conducted in support of a Comprehensive Plan Amendment (CPA) application for a 7.77-acre property in Flagler County, Florida. This property is located on Camino del Mar approximately 700 feet east of Hammock Dunes Parkway. The analysis assessed the impacts on the roadway network of the additional traffic that would result from the proposed amendment. The requested amendment is to change the FLUM designation of the property from retail/office use to residential use. The findings of this analysis are as follows:

- The requested amendment will result in a decrease of 2,627 daily trips and 235 P.M. peak hour trips on the roadway network.

- An analysis of existing conditions indicates that all roadway segments within the project’s 2-mile influence area currently operate at adequate Levels of Service.

- The roadway capacity analysis for the 2023 base condition without the FLUM amendment indicates that the study roadways will continue to operate adequately within the adopted LOS.

- In the proposed 2023 condition with the FLUM amendment, the projected traffic conditions on the roadway segments will result in more favorable conditions since there will be a significant decrease in the trips to be generated by the property.
APPENDICES
APPENDIX A

Traffic Counts Data/FDOT LOS Tables
## Transportation Facility Status Report

<table>
<thead>
<tr>
<th>Link</th>
<th>Facility Type</th>
<th>Number of Lanes</th>
<th>Turn Lanes</th>
<th>Right</th>
<th>Signals / Speed Limit</th>
<th>Length (km)</th>
<th>LOS</th>
<th>LOS w/ Veh Trips</th>
<th>LOS with Veh Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belle Terre Parkway</td>
<td>Arterial Class 1</td>
<td>4</td>
<td>Yes</td>
<td>Yes</td>
<td>5</td>
<td>1.28 45</td>
<td>6,600</td>
<td>0.088</td>
<td>581</td>
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<tr>
<td>Bird of Paradise Drive</td>
<td>Arterial Class 2</td>
<td>2</td>
<td>No</td>
<td>n.a.</td>
<td>n.a.</td>
<td>40</td>
<td>2,900</td>
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<tr>
<td>Central Avenue</td>
<td>Collector Class 2</td>
<td>2</td>
<td>No</td>
<td>No</td>
<td>1</td>
<td>1.11 35</td>
<td>1,400</td>
<td>0.86</td>
<td>249</td>
</tr>
<tr>
<td>Central Avenue</td>
<td>Collector Class 1</td>
<td>4</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>2</td>
<td>2.90 25</td>
<td>1,300</td>
<td>0.39</td>
</tr>
<tr>
<td>Central Avenue</td>
<td>Collector Class 2</td>
<td>2</td>
<td>No</td>
<td>n.a.</td>
<td>n.a.</td>
<td>35</td>
<td>600</td>
<td>0.097</td>
<td>58</td>
</tr>
<tr>
<td>Chatham Parkway</td>
<td>Arterial Class 2</td>
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<td>No</td>
<td>n.a.</td>
<td>n.a.</td>
<td>40</td>
<td>3,000</td>
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<td>288</td>
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<tr>
<td>Palm Harbor Parkway</td>
<td>Collector Class 2</td>
<td>2</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>1</td>
<td>0.56 35</td>
<td>1,800</td>
<td>0.87</td>
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<td>Palm Coast Parkway (W)</td>
<td>Arterial Class 1</td>
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<td>No</td>
<td>n.a.</td>
<td>n.a.</td>
<td>30</td>
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<td>0.095</td>
<td>468</td>
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<td>Palm Coast Parkway (E)</td>
<td>Collector Class 2</td>
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<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>3</td>
<td>1.80 35</td>
<td>19,000</td>
<td>0.064</td>
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<tr>
<td>Cypress Point Parkway</td>
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<td>Yes</td>
<td>Yes</td>
<td>No</td>
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Florida Department of Transportation  
Transportation Statistics Office  
2016 Historical AADT Report

County: 73 - FLAGLER

Site: 0257 - ON SR-A1A.1.23 MI. S OF ST.JOHN'S CO. (RCLP)

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**AADT Flags:** C = Computed; E = Manual Estimate; P = First Year Estimate  
S = Second Year Estimate; T = Third Year Estimate; R = Fourth Year Estimate  
V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown

**K Factor:** Starting with Year 2011 is StandardK. Prior years are K30 values
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County: 73 - FLAGLER

Site: 0258 - ON SR-A1A, 5.1 MI. N OF SR-100 (RCLP)

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AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
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*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values
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<td>5</td>
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**24-HOUR TOTALS:**

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<thead>
<tr>
<th>PEAK VOLUME INFORMATION</th>
<th>DIRECTION: N</th>
<th>PEAK VOLUME INFORMATION</th>
<th>DIRECTION: S</th>
<th>PEAK VOLUME INFORMATION</th>
<th>COMBINED DIRECTIONS</th>
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<tr>
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<td></td>
<td>HOUR VOLUME</td>
<td></td>
<td>HOUR VOLUME</td>
</tr>
<tr>
<td>A.M.</td>
<td>845</td>
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<td>1345</td>
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<td>P.M.</td>
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<td>1600</td>
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<td>1600</td>
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<td>1600</td>
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**TRUCK PERCENTAGE**

<table>
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<tr>
<td>DIRECTIONS</td>
</tr>
<tr>
<td>N</td>
</tr>
<tr>
<td>S</td>
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</table>

**GENERATED BY SPS 5.0.53P**
<table>
<thead>
<tr>
<th>STATE SIGNALIZED ARTERIALS</th>
<th><strong>FREeways</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Class I (0.00 to 1.99 signalized intersections per mile)</strong></td>
<td><strong>Lanes</strong></td>
</tr>
<tr>
<td>Lanes</td>
<td>Median</td>
</tr>
<tr>
<td>2 Undivided</td>
<td>9,600</td>
</tr>
<tr>
<td>4 Divided</td>
<td>29,300</td>
</tr>
<tr>
<td>6 Divided</td>
<td>45,000</td>
</tr>
<tr>
<td>8 Divided</td>
<td>60,800</td>
</tr>
</tbody>
</table>

| **Class II (2.00 to 4.50 signalized intersections per mile)** | **Lanes** | **B** | **C** | **D** | **E** |
|----------------------------|-------------|
| Lanes | Median | 2 | 4 | 6 | 8 | 10 |
| 2 Undivided | **10,500** | 15,200 | 16,200 | 35,100 | 50,300 | 53,100 |
| 4 Divided | **25,000** | 33,200 | 35,100 | 70,800 | 91,800 | 95,900 |
| 6 Divided | **39,000** | 50,300 | 53,100 | 106,800 | 121,800 | 125,900 |
| 8 Divided | **53,100** | 67,300 | 70,900 | 141,800 | 159,900 | 164,900 |

| **Class III/IV (more than 4.5 signalized intersections per mile)** | **Lanes** | **B** | **C** | **D** | **E** |
|----------------------------|-------------|
| Lanes | Median | 2 | 4 | 6 | 8 |
| 2 Undivided | 5,100 | 11,900 | 14,900 | 31,900 | 42,900 |
| 4 Divided | 12,600 | 28,200 | 31,900 | 60,800 | 73,800 |
| 6 Divided | 19,700 | 43,700 | 48,200 | 79,900 | 95,900 |
| 8 Divided | 27,000 | 59,500 | 64,700 | 116,900 | 135,900 |

<table>
<thead>
<tr>
<th><strong>Non-State Signalized Roadway Adjustments</strong></th>
<th><strong>FREeways</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(After corresponding states volumes by the indicated percent.)</td>
<td><strong>Lanes</strong></td>
</tr>
<tr>
<td>Lanes</td>
<td>Median</td>
</tr>
<tr>
<td>Major City/County Roadways</td>
<td>- 10%</td>
</tr>
<tr>
<td>Other Signalized Roadways</td>
<td>- 35%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>State &amp; Non-State Signalized Roadway Adjustments</strong></th>
<th><strong>FREeways</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(After corresponding states volumes by the indicated percent.)</td>
<td><strong>Lanes</strong></td>
</tr>
<tr>
<td>Lanes</td>
<td>Median</td>
</tr>
<tr>
<td>Divided/Undivided &amp; Turn Lane Adjustments</td>
<td>Exclusive Left Lanes</td>
</tr>
<tr>
<td>2 Divided</td>
<td>Yes</td>
</tr>
<tr>
<td>2 Undivided</td>
<td>No</td>
</tr>
<tr>
<td>Multi Undivided</td>
<td>Yes</td>
</tr>
<tr>
<td>Multi Undivided</td>
<td>No</td>
</tr>
<tr>
<td>* *</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**One-Way Facility Adjustment**

Multiply the corresponding two-directional volumes in this table by 0.6.

---

1 Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as daily volumes, they actually represent peak hour direction conditions with applicable K and D factors applied. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The standard and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual. Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

2 Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

3 Buses per hour shown are on the basis of the single direction of the higher traffic flow.

* For oversaturated conditions during peak hour, subtract 10% from the LOS E (capacity volumes).

** This number becomes the new maximum service volume for LOS D, and LOS E cannot be achieved.

*** Cannot be achieved using table input value defaults.

**** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D are not achievable because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

---

Source: Florida Department of Transportation Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0430

www.dot.state.fl.us/planning/systems/av/los/default.shtml

2009/FOOT QUALITY/LEVEL OF SERVICE HANDBOOK
### TABLE 4
Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas

<table>
<thead>
<tr>
<th>Lanes</th>
<th>Median</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
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<tr>
<td>6</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Class II (2.0 to 4.50 signalized intersections per mile)

<table>
<thead>
<tr>
<th>Lanes</th>
<th>Median</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
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<td></td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent.)

Major City/County Roadways - 10%
Other Signalized Roadways - 35%

### State & Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent.)

<table>
<thead>
<tr>
<th>Lanes</th>
<th>Median</th>
<th>Exclusive Left Lanes</th>
<th>Exclusive Right Lanes</th>
<th>Adjustment Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>+5%</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td>-20%</td>
</tr>
<tr>
<td>Multi</td>
<td></td>
<td></td>
<td></td>
<td>-5%</td>
</tr>
<tr>
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One-Way Facility Adjustment
Multiply the corresponding two-directional volumes in this table by 0.6.

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<th>Exclusive Left Lanes</th>
<th>Exclusive Right Lanes</th>
<th>Adjustment Factors</th>
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<tbody>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>8</td>
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### FREEWAYS

<table>
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<th>D</th>
<th>E</th>
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<tbody>
<tr>
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<tr>
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### Freeway Adjustments

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### UNINTERRUPTED FLOW HIGHWAYS

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<th>D</th>
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Uninterrupted Flow Highway Adjustments

<table>
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<td></td>
</tr>
<tr>
<td>Multi</td>
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<td></td>
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</table>

### BICYCLE MODE
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Median</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
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<tbody>
<tr>
<td>0-49%</td>
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<td></td>
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<tr>
<td>50-84%</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>85-100%</td>
<td></td>
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<td></td>
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<td></td>
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</tbody>
</table>

### PEDESTRIAN MODE
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Median</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-49%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50-84%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>85-100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### BUS MODE (Scheduled Fixed Route)
(Buses in peak hour in peak direction)

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Median</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-84%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>85-100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Values shown are presented as hourly two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as peak hour two-way volumes, they actually represent peak hour peak direction conditions with an applicable D factor applied. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

2 Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicle, not number of bicyclists or pedestrians using the facility.

3 Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* For oversaturated conditions during peak hour, subtract 10% from the LOS E (capacity volumes).
* This number becomes the new maximum service volume for LOS D, and LOS E cannot be achieved.

** Cannot be achieved using table input value defaults.

*** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (excluding F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
APPENDIX B

Trip Generation Worksheets
Shopping Center
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA
Average Rate  Range of Rates  Standard Deviation
37.75       7.42 - 207.98   16.41

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.68 \ln(X) + 5.57 \)
\( R^2 = 0.76 \)
Shopping Center
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 261
1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.81</td>
<td>0.74 - 18.69</td>
<td>2.04</td>
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Data Plot and Equation

Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89
R² = 0.82
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

<table>
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</thead>
<tbody>
<tr>
<td>7.32</td>
<td>4.45 - 10.97</td>
<td>1.31</td>
</tr>
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</table>

Data Plot and Equation

\[ T = 7.56(X) - 40.86 \]

\[ R^2 = 0.96 \]
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

<table>
<thead>
<tr>
<th>Average Rate</th>
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<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.56</td>
<td>0.18 - 1.25</td>
<td>0.16</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: $\ln(T) = 0.89 \ln(X) - 0.02$

$R^2 = 0.86$
March 30, 2017

Adam Mengel
Flagler County Planning Dept.
1769 E. Moody Blvd, Bldg 2
Bunnell, FL 32110

Renaissance at Hammock Dunes. Project # TBD

Dear Mr. Mengel,

At the March 23rd meeting of Scenic A1A PRIDE, we reviewed the conceptual plans for the Renaissance PUD at Hammock Dunes, adjacent to the MalaCompra Greenway. The plans included 29 residences with an entrance behind the guard house on Camino Del Mar. The primary reason that we reviewed the plans was because a construction entrance and emergency exit is planned through the greenway onto SR-A1A just south of the Hammock Dunes Bridge. This entrance will initially be paved with limestone and, after heavy construction is completed, will be grassed over and then used only for emergencies with a breakaway barrier.

The Scenic A1A PRIDE committee supports the residential PUD as an alternative to the planned commercial use. We also approve of the temporary construction entrance, expecting that an easement is required, but recommend that the development agreement have a time limit of two years after development starts to close the A1A entrance to construction vehicles and remove signage.

Sincerely,

Dennis Clark, Chair
Scenic A1A PRIDE
5784 N. Oceanshore Blvd, Palm Coast, FL 32137

cc. Bob Dickinson (dickinsonci@aol.com)
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
**REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT**

If any irrigation wells are proposed for the irrigation of common areas, a construction permit must be obtained prior to well installation. Well construction permits can be obtained from the Florida Department of Health in Flagler County Environmental Health Office.

**REVIEWING DEPARTMENT: PLANNING DEPARTMENT**

At 7.77 acres and 29 lots, the project density is proposed at 3.73 acres. This corresponds to a Residential Medium Density Future Land Use designation, permitting a maximum density of 7.0 units per acre. The analysis for the land use should utilize the maximum development potential (54 dwelling units) or include a parcel-specific limiting policy limiting the development of the project not to exceed 29 units.

**REVIEWING DEPARTMENT: E-911 STAFF**

No comments at this time

**REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING**

This office has no objection the Land Use Amendment.

**REVIEWING DEPARTMENT: COUNTY ATTORNEY**

No comments at this time.

**REVIEWING DEPARTMENT: FIRE INSPECTOR**

No Comments at this time
April 20, 2018

Mr. Adam Mengel
Flagler County Director of Planning and Zoning
1769 E. Moody Blvd. Suite 105
Bunnell, Florida 32110

RE: Application # 3134 Renaissance at Hammock Dunes FLUM Amendment
Responses to Technical Review Committee Comments 4/18/18

Dear Mr. Mengel,

The following are responses to TRC Comments of 4/18/18:

**REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT**
If any irrigation wells are proposed for the irrigation of common areas, a construction permit must be obtained prior to well installation. Well construction permits can be obtained from the Florida Department of Health in Flagler County Environmental Health Office.

*Response: Landscape irrigation will be provided by treated waste water effluent by the Dunes Community Development District.*

**REVIEWING DEPARTMENT: PLANNING DEPARTMENT**
At 7.77 acres and 29 lots, the project density is proposed at 3.73 acres. This corresponds to a Residential Medium Density Future Land Use designation, permitting a maximum density of 7.0 units per acre. The analysis for the land use should utilize the maximum development potential (54 dwelling units) or include a parcel-specific limiting policy limiting the development of the project not to exceed 29 units.

*Response: We will include a parcel specific limiting policy limiting the development of the project not to exceed 29 units.*

**REVIEWING DEPARTMENT: E-911 STAFF**
No comments at this time

**REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING**
This office has no objection the Land Use Amendment.

**REVIEWING DEPARTMENT: COUNTY ATTORNEY**
No comments at this time.

**REVIEWING DEPARTMENT: FIRE INSPECTOR**
No Comments at this time

If you have any questions or require additional information feel free to contact me

Sincerely,

[Signature]
Robert E. Dickinson, RLA

Cc: K. Donohue, G Whelan, R Kimberley, M. Beebe, J. Livingston

DATE OF MEETING: May 8, 2018

OVERVIEW/SUMMARY: This request is not quasi-judicial in nature and does not require disclosure of ex parte communication. The request is for approval of a Site Development Plan in the Planned Unit Development (PUD) zoning district for the Renaissance at Hammock Dunes PUD. This parcel is 7.77 acres in size, identified as parcel #04-11-31-2984-000E1-0180, and is located East of State Road A1A (a/k/a North Oceanshore Boulevard), South of Hammock Dunes Parkway and West of Camino del Mar Parkway:

Property Appraiser aerial photo (2017):
On March 26, 2018, Bob Dickinson, on behalf of the parcel owners, Oare Associates, LLC, submitted an application for a Site Development Plan (SDP) Review in a PUD for the development of a 29-lot single family residential subdivision on approximately 7.77 acres to be known as Renaissance at Hammock Dunes. If approved, the Site Development Plan will ultimately be adopted by ordinance by the Board of County Commissioners.

The proposed Renaissance at Hammock Dunes subdivision will follow the adoption of the ordinance amending the Future Land Use designation of this parcel from Mixed Use Low Intensity to Residential Medium Density. This step is necessary since the 2011 Essentially Built-Out Agreement for the Hammock Dunes DRI provided this parcel with commercial entitlements not to exceed 64,000 square feet, without any residential conversion possible except through a Future Land Use amendment. A subsequent rezoning to PUD (Planned Unit Development) is unnecessary since the adoption of the Hammock Dunes DRI through Resolution No. 84-7, as adopted on March 30, 1984, established the zoning of Hammock Dunes as PUD.

Subsequent development within Hammock Dunes proceeded following the established review procedures for successive plats; this development is no different in this approach, requiring review and approval prior to ultimate platting.

This request was reviewed by the Technical Review Committee at their April 18, 2018 regular meeting. All outstanding staff comments have been addressed by the applicant. Through their letter dated March 30, 2017 [sic], the Scenic A1A PRIDE Committee provided their recommendation regarding the proposed project and its proposed temporary construction access and future emergency access through the greenway parcel adjacent to A1A, stating:

“The Scenic A1A PRIDE committee supports the residential PUD as an alternative to the planned commercial use. We also approve of the temporary construction entrance, expecting that an [emergency access] easement is required, but recommend that the development agreement have a time limit of two years after development starts to close the A1A entrance to construction vehicles and remove signage.”

Public notice has been provided for this application according to LDC Section 2.07.00.

This agenda item is:

____ quasi-judicial, requiring disclosure of ex-parte communication; or

X legislative, not requiring formal disclosure of ex-parte communication.

RECOMMENDATION: Request the Planning and Development Board recommend approval of Application #3133, Site Development Plan for Renaissance at Hammock Dunes, finding that the proposed PUD Site Development Plan and PUD Development Agreement are consistent with the Comprehensive Plan and the Land Development Code.
ATTACHMENTS:
1. Technical Staff Report
2. Draft Ordinance, with attached Site Development Plan
3. Application and supporting documents
4. Public notice
Application #3133
RENAISSANCE AT HAMMOCK DUNES PUD SITE DEVELOPMENT PLAN
TECHNICAL STAFF REPORT

**Project Name**
Site Development Plan review in the PUD (Planned Unit Development) District for Renaissance at Hammock Dunes (Application #3133)

**Owner**
Oare Associates, LLC

**Agent**
Robert Dickinson, RLA, Dickinson Consulting, Inc.

**Parcel Size**
7.77 +/- acres

**Existing Zoning and Land Use(s)**
Zoning: PUD (Planned Unit Development) District
Land Use: Mixed Use: Low Intensity, Low/Medium Density (MUL)

**Future Land Use Map Classification/Zoning of Surrounding Land**
North: Hammock Dunes Sales Center and Palm Coast Parkway; Mixed Use: Low Intensity/PUD (Planned Unit Development) District
East: Camino del Mar Parkway; Mixed Use: Low Intensity/PUD (Planned Unit Development) District
South: Hammock Dunes Golf Course; Mixed Use: Low Intensity/PUD (Planned Unit Development) District
West: County Greenway parcel and State Road A1A; Mixed Use: Low Intensity/PUD (Planned Unit Development) District

**Related Application**
Application #3134 – Application for a Future Land Use amendment from MUL to RMD.

**Report in Brief**
This request seeks approval of a Site Development Plan in the Planned Unit Development (PUD) zoning district for Renaissance at Hammock Dunes.

**Standards for Review**
LDC Section 3.04.03, *Site development review of a PUD*

**Staff Analysis**
The PUD Site Development Plan consists of one sheet bearing an April 17, 2018 revision date.
Site development requirements listed on the PUD Site Development Plan provide for the following requirements:

- **Minimum lot size:** 6,000 square feet
- **Minimum lot width:** 50 feet
- **Minimum front setback:** 20 feet
- **Minimum rear setback**
  - (Lots 1-14 and 25): 25 feet
  - (Lots 15-24 and 26-29): 20 feet
- **Minimum side setback (interior lot):** 5 feet
- **Minimum side setback (street side):** 20 feet
- **Minimum perimeter side yard**
  - (Lots 15, 20, and 29): 15 feet
  - (Lot 25): 15 and 25 feet
- **Maximum building height:** 35 feet
- **Maximum lot coverage:** 35%
- **Minimum pervious area:** 30%
- **Minimum living area:** 1,700 square feet

Access is proposed through a private roadway tract for each lot, with the access drive connecting to the Camino del Mar at the East end of the project.

While it is anticipated that the project will develop as a single phase, the agreement as drafted provides for the development to be completed in multiple phases, provided that all associated infrastructure and emergency access requirements are met for each respective phase. Variances are considered consistent with the LDC’s requirements, with other requirements not specifically mentioned in the Agreement also deferring to the provisions of the LDC.

**Stormwater**

Stormwater will be provided through curb and gutter and an underground pipe system to retention ponds located on the East side of Camino del Mar Parkway and maintained by the Hammock Dunes CDD. Design and capacity will meet St. Johns River Water Management District permit requirements.

**Roadways**

Maintenance of the right-of-way tracts will be provided by the lot owners through a Homeowners Association or similar mechanism.

**Landscaping**

Landscaped areas are proposed at the project entrance on Camino del Mar Parkway. Entry features, including signage, are anticipated to be included within these landscape tracts. These tracts will be platted as common area and will be maintained through a Homeowners Association of similar mechanism.
**Signage**  
Any signage should be described and depicted as part of the platting process. Signs, if provided, may be lighted, and can be no higher than six feet tall with a message area no greater than 32 square feet. All signs will be set back to preserve view angles consistent with the LDC.

**Lighting**  
Street lighting is not anticipated to be provided; if provided, lighting will be required to meet Flagler County Marine Sea Turtle Lighting requirements of the Land Development Code. All lots within Renaissance will be subject to the Turtle Lighting requirements.

**Emergency Services**  
Emergency vehicle access will be provided through the connection to Camino del Mar Parkway. Roadway width will be verified as part of the final plat approval process for meeting County and applicable standards. As proposed by the applicant, an emergency ingress/egress will be provided through the West end of the proposed subdivision connecting to A1A and crossing through the County’s greenway parcel; as of the date of this staff report, the County has not consented to this emergency access crossing. If no emergency access is available, a waiver of the LDC’s emergency access requirement will be necessary:

> "Emergency Access. All subdivisions shall have a secondary means of ingress and egress unless specifically waived by the board of county commissioners. This access is intended for emergency use, requires an "all weather surface" (not required to be formally paved in subdivisions with less than fifty (50) lots) and may be installed in an easement or other suitable designated non right-of-way area.” (LDC Sec. 4.06.02.M).

**Wetlands**  
No wetlands are present within the boundaries of the subject parcel.

**Utilities**  
Utilities are to be placed within road right-of-ways or the utility easements dedicated for utility purposes at the time of final plat approval. The Hammock Dunes CDD will provide both water and wastewater services.
Zoning Map
ORDINANCE NO. 2018 – ___

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA ADOPTING THE PUD (PLANNED UNIT DEVELOPMENT) DEVELOPMENT AGREEMENT FOR RENAISSANCE AT HAMMOCK DUNES; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Oare Associates, LLC, are the owners of Parcel #04-11-31-2984-000E1-0180, which is 7.77 acres, more or less, in size as more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the owners of the above-listed parcel are seeking the approval of this Ordinance creating the Renaissance at Hammock Dunes Planned Unit Development (PUD); and

WHEREAS, this Ordinance and its attached Exhibits shall serve as the PUD Development Agreement for the Renaissance at Hammock Dunes PUD; and

WHEREAS, on May 8, 2018, the Planning and Development Board conducted a public hearing on this request and voted to recommend approval; and

WHEREAS, on June 4, 2018, the Flagler County Board of County Commissioners held a public hearing on this request and voted to approve the Renaissance at Hammock Dunes PUD; and

WHEREAS, public notice of this action has been provided in accordance with Section 125.66, Florida Statutes, and Section 2.07.00, Flagler County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS:

SECTION 1. FINDINGS
A. The Board of County Commissioners, pursuant Section 3.04.02 of the Flagler County Land Development Code, finds as follows:

1. The proposed Renaissance at Hammock Dunes Planned Unit Development (PUD) does not adversely affect the orderly development of Flagler County and complies with applicable Comprehensive Plan goals, objectives and policies; and

2. The proposed Renaissance at Hammock Dunes PUD will not adversely affect 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.
Section 2. **ADOPTION OF DEVELOPMENT AGREEMENT**

A. This Ordinance and its Exhibits attached hereto shall serve as the PUD Development Agreement for the Renaissance at Hammock Dunes Planned Unit Development (PUD).

B. The Board of County Commissioners hereby adopts the PUD Development Agreement for the Renaissance at Hammock Dunes PUD, the boundaries of said PUD as depicted in the legal description included at Exhibit “A” and attached hereto.

C. Development within the boundaries of the Renaissance at Hammock Dunes PUD as approved shall take place consistent with the Flagler County Land Development Code as may be modified or amended, this Ordinance, and the PUD Site Development Plan included at Exhibit “B” and attached hereto. The requirements of this Ordinance supersede any inconsistent provisions of the Flagler County Land Development Code or other ordinances of the County.

D. Permitted uses and structures within the Renaissance at Hammock Dunes PUD shall be:
   1. Single Family Dwelling, but not mobile home dwellings.
   2. Recreational areas accessory to residential developments.
   3. Home occupations subject to County Home Occupation Guidelines.

E. Uses within the Renaissance at Hammock Dunes as herein established shall rely on those uses and requirements listed within the R-1d (Urban single-family residential) district, with the exception of the following dimensional requirements which shall vary from those listed for the R-1d district:

   - Minimum lot size: 6,000 square feet
   - Minimum lot width: 50 feet
   - Minimum front setback: 20 feet
   - Minimum rear setback
     - (Lots 1-14 and 25): 25 feet
     - (Lots 15-24 and 26-29): 20 feet
   - Minimum side setback (interior lot): 5 feet
   - Minimum side setback (street side): 20 feet
   - Minimum perimeter side yard
     - (Lots 15, 20, and 29): 15 feet
     - (Lot 25): 15 and 25 feet
   - Maximum building height: 35 feet
   - Maximum lot coverage: 35%
   - Minimum pervious area: 30%
   - Minimum living area: 1,700 square feet

Notes:
1. The minimum setbacks listed above shall apply to all structures, pools, pool decks, and screen enclosures.
2. Maximum building height shall be the vertical distance from the established grade at the center of the front of the building to the mean height level between the eaves and ridge for a gable, hip and gambrel roofs.

3. Maximum lot coverage shall be the total lot area covered with principal and accessory buildings.

F. The Renaissance at Hammock Dunes PUD will require final plat approval prior to the sale of individual lots. The subdivision may be developed in multiple phases. All infrastructure necessary to support each phase shall be constructed within that phase or sufficient surety provided in the form of a performance bond or other instrument as approved by the County Attorney as a condition of this PUD approval. Adequate emergency vehicle access and turn-arounds shall be provided at all times.

G. The Finished Floor Elevation for lots shall be those depicted on the PUD Site Development Plan at Exhibit "B". Any variation shall be subject to the approval of the County Development Engineer at the time of building permit application; however, no elevations may be lowered below that necessary to comply with the adopted drainage system level of service standard of the twenty-five year, twenty-four hour duration, design storm event.

H. Construction trailers may be permitted on any lot within the subdivision prior to final plat approval in conjunction with the issuance and continuation of a land development permit. Construction trailers may not remain within the subdivision following expiration or completion of a land development permit.

I. Model homes may be permitted following final plat approval. A maximum of two of the lots may be used as a model home; the model homes may also be used as temporary sales centers.

J. Variances shall be subject to the County’s variance procedures as provided in the Land Development Code.

K. The provisions of this Ordinance shall be binding upon successors and assigns, including individual successor lot owners, to the extent applicable.

L. This Ordinance shall be effective as of the date provided herein and shall remain effective until amended or rescinded.

Section 3. EFFECTIVE DATE
This Ordinance shall take effect upon Official Acknowledgement by the Secretary of State that the Ordinance has been filed.
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS 4TH DAY OF JUNE, 2018.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By: __________________________
   Gregory L. Hansen, Chair

ATTEST:

By: __________________________
   Tom Bexley, Clerk of the Circuit Court and Comptroller

Approved as to Form:

By: __________________________
   Albert J. Hadeed, County Attorney
A parcel of land lying in a portion of Section 38, Township 11 South, Range 31 East, Flagler County, Florida, being described as follows:

A point of reference being the intersection of the southerly right-of-way line of Hammock Dunes Parkway with the southerly right-of-way line of Camino del Mar, thence S63°12′54″E along said southerly right-of-way line of Camino del Mar a distance of 157.76 feet to a point of curvature, concave southwesterly, thence southeasterly a distance of 225.11 feet along the arc of said curve to the right having a central angle of 23°37′20″, a radius of 546.00 feet, a chord bearing of S51°24′13″E and a chord distance of 223.52 feet to the point of beginning; thence continue along a curve concave southwesterly, thence southeasterly a distance of 39.81 feet along the arc of said curve to the right having a central angle of 04°10′41″, a radius of 546.00 feet, a chord bearing of S41°45′33″E and a chord distance of 153.38 feet to a point of tangency; thence S35°24′53″E a distance of 235.10 feet to a point of curvature, concave northeasterly, thence southeasterly a distance of 153.70 feet along the arc of said curve to the left having a central angle of 12°41′20″, a radius of 694.00 feet, a chord bearing of S41°45′33″E and a chord distance of 153.38 feet to a non-tangent line, the westerly line of Parcel GC-7 (Golf Course) per the subdivision plat of Hammock Dunes Phase I, as recorded in Map Book 30, Pages 76 through 86, Public Records of Flagler County, Florida; thence departing said curve and said southerly right-of-way line of Camino del Mar S47°15′49″W along said westerly line of Parcel GC-7 a distance of 342.21 feet; thence S33°18′05″W a distance of 140.82 feet; thence S21°42′29″W a distance of 240.36 feet; thence departing said westerly line of Parcel GC-7, S89°00′09″W a distance of 109.00 feet; thence N85°22′25″W a distance of 138.00 feet; thence S69°24′33″W a distance of 89.00 feet; thence N20°35′27″W a distance of 35.00 feet to a non-tangent curve, concave westerly; thence northwesterly a distance of 957.36 feet along the arc of said curve to the left having a central angle of 156°43′16″, a radius of 350.00 feet, a chord bearing of N08°57′05″W and a chord distance of 685.61 feet to the southerly right-of-way line of Hammock Dunes Parkway and a non-tangent curve; thence along said southerly right-of-way line of Hammock Dunes Parkway and said non-tangent curve concave northwesterly, a distance of 179.20 feet along the arc of said curve to the left having a central angle of 06°42′01″, a radius of 1532.39 feet, a chord bearing of N44°29′55″E and a chord distance of 179.10 feet to a non-tangent line; thence departing said curve S49°58′24″E along said non-tangent line a distance of 156.32 feet; thence N65°01′34″E a distance of 322.23 feet; thence N48°05′41″E a distance of 89.28 feet to the aforementioned point of beginning.
March 26, 2018

Mr. Adam Mengel
Flagler County Director of Planning & Zoning
1769 E. Moody Blvd. Suite 105
Bunnell, Florida 32110

RE: Application for Site Development Plan Review in PUD
Renaissance at Hammock Dunes

Dear Mr. Mengel,

The following items are attached as an Application for Site Development Plan Review in a PUD at Hammock Dunes for consideration at Flagler County Technical Review Committee April 18, 2018 and Flagler County Planning & Development Board on May 8, 2018:

1. Application for Site Development Plan Review in a PUD
2. Copy of Owner(s) recorded Warranty Deed
3. Owner’s Representative Affidavit
4. 10 copies of Site Plan meeting all requirements of Flagler County Land Development.
7. Renaissance Conceptual Development Plan
8. Application Fee $1,430.00

The project is a Hammock Dunes development parcel (7.77 acres) located at the Camino del Mar Entry adjacent to the existing Sales Office.

Should you have any questions or need additional information please call.

Sincerely,

[Signature]
Robert E. Dickinson, RLA

Cc: John C. Donohue
**APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD**

1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: 3133/201804002

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### PROPERTY OWNER(S)

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Oare Associates, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>203 E. Rich Avenue</td>
</tr>
<tr>
<td>City:</td>
<td>Deland</td>
</tr>
<tr>
<td>State:</td>
<td>Florida</td>
</tr>
<tr>
<td>Zip:</td>
<td>32724</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>386-736-9225</td>
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<tr>
<td>Fax Number</td>
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### APPLICANT/AGENT

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Robert E. Dickinson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>33 Old Kings Road North suite 1</td>
</tr>
<tr>
<td>City:</td>
<td>Palm Coast</td>
</tr>
<tr>
<td>State:</td>
<td>Florida</td>
</tr>
<tr>
<td>Zip:</td>
<td>32137</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>386-931-2853</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:dickinsonci@aol.com">dickinsonci@aol.com</a></td>
</tr>
</tbody>
</table>

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### SITE LOCATION (street address):

Camino del Mar

---

### LEGAL DESCRIPTION:

See attached

---

### Parcel # (tax ID #):

04=11-31-2984-000E1-0180

---

### Parcel Size:

7.77 acres

---

### Current Zoning Classification:

Commercial

---

### Current Future Land Use Designation:

Mixed Use Low Intensity

---

### Subject to A1A Scenic Corridor IDO?

[ ] YES [ ] NO

---

### PURPOSE OF SUBMISSION / PROJECT DATA:

Proposed Residential Development

29 Home Sites, 7.77 Acres.

---

**Signature of Owner(s) or Applicant/Agent**

If Owner Authorization form attached

---

**3.23.18**

Date

---

**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. 05/08

Page 1 of 3
SPECIAL WARRANTY DEED
(LIMITED PARTNERSHIP)

This SPECIAL WARRANTY DEED, dated 18th Day of May, 2005 by

ED ASSOCIATES, L.P., a Delaware limited partnership
whose post office address is
2 Carolina del Mar, Palm Coast, FL 32137
hereinafter called the GRANTOR,

and

OARE ASSOCIATES, LLC, a Florida limited liability company
whose post office address is
191 Island Estates Parkway, Palm Coast, FL 32137

hereinafter called the GRANTEES;

WHEREAS there is hereby acknowledged, hereby granted, bargained, sold, aliened, remised, releases, conveys and confirms unto the GRANTEES, all that certain land situate in Flagler County, Florida, viz;

See Exhibit "A" Attached Hereto and Made a Part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, assessments and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions imposed by governmental authorities, if any,

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

AND THE GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, but against no other.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED AND SEALED in the presence of the
FOLLOWING WITNESSES:

Signature: ____________________________
Print Name: MARK A. BARBER

Signature: ____________________________
Print Name: PAT V. SMITH

By: Dunes Operating Company, L.P., a Delaware limited partnership
By: 2M Dunes, L.L.C., a Texas limited liability company, general partner
By: 2M Real Estate, Inc., a Texas corporation, its sole member

By: Terry Pendleton, Vice President

THE FOREGOING INSTRUMENT was acknowledged before me ___ on ___ 2005 by
Terry Pendleton, Vice President of 2M Real Estates, Inc., a Texas corporation, sole member of 2M Dunes, L.L.C., a Texas limited liability company, general partner of Dunes Operating Company, L.P., a Delaware limited partnership, sole general partner of ed Associates, L.P., a Delaware limited partnership, on behalf of the limited partnership. He is personally known to me or who has produced ____________________________, as identification and who did take an oath.

Signature: ____________________________
Print Name: KATHERINE GATE BEER

Notary Public
State of Texas
County of DALLAS

Ex. 04-76023-77

NY09-01 00:00 10:14 AM
Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009    Fax: (386) 313-4109

Application/Project #_________________________

Robert E. Dickinson ____________________________ is hereby authorized TO ACT ON BEHALF
OF Dore Associates, LLC ________________________, the owner(s) of those lands described
within the attached application, and as described in the attached deed or other such
proof of ownership as may be required, in applying to Flagler County, Florida for an
application for ________________ land use and/or rezoning of parcel 04-11-31-2964-000E1-0180___________________________

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: ________________

Signature of Owner

ELIZABETH O. NIBLE

Printed Name of Owner / Title (if owner is corporation or partnership)

__________________________

Signature of Owner

__________________________

Printed Name of Owner

Address of Owner:  

203 E. Rich Avenue

Mailing Address

DeLand Florida 32724

City State Zip

Telephone Number (incl. area code)

386-736-9225

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing was acknowledged before me this 5th day of March, 2016, by Elizabeth O. Nible and
who is/are personally known to me or who has produced Drivers License
as identification, and who (did) / (did not) take an oath.

[Signature of Notary Public]

[Notary Stamp]

Revised 5/08
SITE DEVELOPMENT DATA
RENAISSANCE at HAMMOCK DUNES

PARCEL # 04-11-31-2984-000E1-0180

SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY
29 UNITS ON 7.77 ACRES = 3.7 DU/AC

PERMITTED PRINCIPAL USES AND STRUCTURES
1. Single Family Dwellings, but not mobile home dwellings
2. Recreational areas accessory to residential developments.

PERMITTED SPECIAL EXCEPTIONS
Home occupation subject to Special Exception Regulations.

MINIMUM LOT SIZE 6000 SF

MINIMUM LOT WIDTH 50 FT

MINIMUM SETBACK :
 Structures, Pools, Pool decks, Screen Enclosures :
   Front yard 20 FT
   Rear Yard
     Lots 1-14, 26-29 25 FT
     Lots 15-25 20 FT
   Side yard
     Interior Lot 5 FT
     Abutting any street 20 FT

MAXIMUM BUILDING HEIGHT 35 FT
The maximum building height of 35 ft. shall be the vertical distance from the established grade at the center of the front of the building to the mean height level between the eaves and ridge for a gable, hip and gambrel roofs.

MAXIMUM LOT COVERAGE :
The total lot area covered with principal and accessory buildings shall not exceed 35%.

MINIMUM PERVIOUS AREA : 30 %

MINIMUM LIVING AREA : 1,700 SF

OWNERSHIP OF COMMON AREAS : Owned and maintained by Private HOA.
March 30, 2017

Adam Mengel  
Flagler County Planning Dept.  
1769 E. Moody Blvd, Bldg 2  
Bunnell, FL 32110

Renaissance at Hammock Dunes. Project # TBD

Dear Mr. Mengel,

At the March 23rd meeting of Scenic A1A PRIDE, we reviewed the conceptual plans for the Renaissance PUD at Hammock Dunes, adjacent to the MalaCompra Greenway. The plans included 29 residences with an entrance behind the guard house on Camino Del Mar. The primary reason that we reviewed the plans was because a construction entrance and emergency exit is planned through the greenway onto SR-A1A just south of the Hammock Dunes Bridge. This entrance will initially be paved with limestone and, after heavy construction is completed, will be grassed over and then used only for emergencies with a breakaway barrier.

The Scenic A1A PRIDE committee supports the residential PUD as an alternative to the planned commercial use. We also approve of the temporary construction entrance, expecting that an easement is required, but recommend that the development agreement have a time limit of two years after development starts to close the A1A entrance to construction vehicles and remove signage.

Sincerely,

Dennis Clark, Chair  
Scenic A1A PRIDE  
5784 N. Oceanshore Blvd, Palm Coast, FL 32137

c.c. Bob Dickinson (dickinsonci@aol.com)
April 6, 2018

Robert E. Dickinson, RLA
Dickinson Consulting, Inc.
33 Old Kings Road North, Suite 1
Palm Coast, Florida 32137

RE: Oare Associates Parcel 7.77 Acres
Proposed Renaissance Concept Plan
For Residential Development 2-13-18

Dear Mr. Dickinson,

This letter is to provide support for the residential development concept plan for the above referenced property. We believe the plan provides for a compatible use to the Hammock Dunes Private Community and will provide for a new residential product that will be well received in the community. The original intended use as commercial development will create additional traffic and a use that will conflict with lifestyle of the community. Additionally, we strongly support the Emergency/Construction Access to S.R. A-1-A to minimize impact to our newly renovated guardhouse and main entry area. We understand the plan is conceptual at this time and details and support documents will continue to be defined going forward. We look forward to continued open dialog and communication as the design continues that will insure this new neighborhood will be well received in the community. If we can be of any assistance please feel free to contact us.

Sincerely,

Michael Gill, President
Hammock Dunes Owners’ Association
April 30, 2018

Robert E. Dickinson, RLA
Dickinson Consulting, Inc.
33 Old Kings Road North, Suite 1
Palm Coast, Florida 32137

RE: Oare Associates Parcel 7.77 Acres
Proposed Renaissance Concept Plan
For Residential Development 2-13-18

Dear Mr. Dickinson:

Thank you for your recent follow-up concerning the above referenced parcel. Pursuant to the request from Flagler County to consider emergency access through the Two Camino Office Complex located at 2 Camino del Mar, the Hammock Dunes Owners’ Association (HDOA) offers the following determination:

Existing and active business operations including pedestrian access and vehicular parking; along with the existing lease agreement with the current tenant prohibit the use of this location as a construction entrance.

Respectfully,

M. Mike Gill, President
Hammock Dunes Owners’ Association, Inc.
Distribution date: Friday, April 13, 2018

Project #: 2018040002
Application #: 3133

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT:  E-911 STAFF
No comments at this time

REVIEWING DEPARTMENT:  FIRE INSPECTOR
No comments at this time

REVIEWING DEPARTMENT:  DEVELOPMENT ENGINEERING
Conceptually, this project appears to be acceptable to this office.
Please include site lighting and signage on the final engineered drawings.
Please note that the site driveway will require a Right-of-way permit along with the Land Development permit.

REVIEWING DEPARTMENT:  COUNTY ATTORNEY
No comments at this time

REVIEWING DEPARTMENT:  PLANNING DEPARTMENT

1. The notation to the rear of Lot 25 shows a 25 foot rear setback, while the data table identifies a 20 foot rear setback.

2. The landscape retaining wall behind (to the East) of Lots 26 and 27 appears to lie within the lot boundaries; this wall should instead be within an open space tract similar to as it is depicted for the portion of the landscape retaining wall adjoining Lot 1 to the East. If the wall behind Lots 26 and 27 remains in place as proposed, the applicant may want to reduce the minimum rear setback for these lots so as to provide the eventual lot owners with sufficient rear yard area for pools, patios, and similar uses.

3. Lots 15, 20, and 25 appear to have West side yard setbacks exceeding the 5 foot minimum side yard setback described in the data table, with Lots 15 and 20 showing a 15 foot setback and Lot 25 showing a 25 foot setback. If there are exceptions made for these lots, please call
out the exceptions in the data table.

4. The applicant should pursue an alternative construction entrance location through the West portion of the sales center parking lot as an alternative to the proposed temporary construction and permanent emergency access through the greenway parcel adjacent to State Road A1A.

5. The Utility Plan dated 3-25-2018 from Evergreen Engineering Group, Inc., does not include a North arrow or scale.

6. Forward-looking comment: Elimination of the secondary emergency access (LDC Section 4.06.02.M) will require a waiver by the Board of County Commissioners at the time of plat approval (LDC Section 4.07.00).

7. Forward-looking comment: A vegetated natural buffer (VNB) or similar easement or instrument will be needed to ensure preservation of any existing vegetation and trees intended to remain in their natural state (see green areas indicated to the rear of Lots 1 through 14 and between the rear of Lots 15 through 19 and Lots 20 through 24.

**REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT**

If any irrigation wells are proposed for the irrigation of common areas, a construction permit must be obtained prior to well installation. Well construction permits can be obtained from the Florida Department of Health in Flagler County Environmental Health Office.
April 20, 2018

Mr. Adam Mengel
Flagler County Director of Planning and Zoning
1769 E. Moody Blvd. Suite 105
Bunnell, Florida 32110

RE: Application #3133 Renaissance at Hammock Dunes Site Development Plan in a PUD
Responses to Technical Review Committee Comments 4/18/18

Dear Mr. Mengel,

The following are responses to TRC Comments of 4/18/18:

REVIEWING DEPARTMENT: E-911 STAFF
No comments at this time

REVIEWING DEPARTMENT: FIRE INSPECTOR
No comments at this time

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING
Conceptually, this project appears to be acceptable to this office.

Please include site lighting and signage on the final engineered drawings.

Response: Lighting and signage will be included on final plans.

Please note that the site driveway will require a Right-of-way permit along with the Land Development permit.

Response: Confirmed

REVIEWING DEPARTMENT: COUNTY ATTORNEY
No comments at this time

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. The notation to the rear of Lot 25 shows a 25 foot rear setback, while the data table identifies a 20 foot rear setback.

Response: The data table will be revised to the 25 ft. rear setback.

2. The landscape retaining wall behind (to the East) of Lots 26 and 27 appears to lie within the lot boundaries; this wall should instead be within an open space tract similar to as it is depicted for the portion of the landscape retaining wall adjoining Lot 1 to the East. If the wall behind Lots 26 and 27 remains in place as proposed, the applicant may want to reduce the minimum rear setback for these lots so as to provide the eventual lot owners with sufficient rear yard area for pools, patios, and similar uses.

Response: Plan will be revised to provide open space tracts for proposed entry walls adjacent to lot 1 and 26 to 29. Lots 26 to 29 will be reconfigured with 20 ft rear setbacks to the open space tract.

3. Lots 15, 20, and 25 appear to have West side yard setbacks exceeding the 5 foot minimum side yard setback described in the data table, with Lots 15 and 20 showing a 15 foot setback and Lot 25 showing a 25 foot setback. If there are exceptions made for these lots, please call out the exceptions in the data table.

Response: The data table will be revised to reflect these exceptions.
4. The applicant should pursue an alternative construction entrance location through the West portion of the sales center parking lot as an alternative to the proposed temporary construction and permanent emergency access through the greenway parcel adjacent to State Road A1A.

**Response:**

*The location of the proposed temporary construction and permanent emergency access across the greenway parcel has already been approved by Flagler County in Resolution No. 98-10 (ORB 608,443). In addition, an easement was reserved for a connector road in the location when the greenway was deeded to Flagler County by ITT Community Development Corporation (see General Warranty Deed recorded at ORB 627,1689). The applicant is not the owner of sales center and has right to use the existing parking lot to access the subject property. The owner of the sales center will not grant access through the parking lot for construction purposes nor is the parking lot designed to allow for convenient access of construction vehicles and equipment. The proposed construction entrance is consistent with the already approved connector road and is the safest location for construction traffic. It will minimize congestion and reduce the risk of accidents at the intersection of A1A and Camino Del Mar. In addition, it will reduce the likelihood of damage to and congestion around the access road and gate to the Hammock Dunes Community.*

*We have contacted FDOT to discuss the emergency/construction access to A1A and their initial response has been favorable. We are currently scheduling a meeting with Tommy Russ from FDOT to go over the process and requirements for permitting the access point. Once we have met with FDOT and determined the scope of work, we can begin working towards finalizing this temporary construction entrance.*

5. The Utility Plan dated 3-25-2018 from Evergreen Engineering Group, Inc., does not include a North arrow or scale.

**Response:** *The utility plan will be revised as requested.*

6. Forward-looking comment: Elimination of the secondary emergency access (LDC Section 4.06.02.M) will require a waiver by the Board of County Commissioners at the time of plat approval (LDC Section 4.07.00).

**Response:** *The secondary emergency access will not be eliminated.*

7. Forward-looking comment: A vegetated natural buffer (VNB) or similar easement or instrument will be needed to ensure preservation of any existing vegetation and trees intended to remain in their natural state (see green areas indicated to the rear of Lots 1 through 14 and between the rear of Lots 15 through 19 and Lots 20 through 24.

**Response:** *The Neighborhood Architectural Guidelines will set criteria for preservation of existing trees and natural vegetation to buffer residences within and on the perimeter of the development.*
reviewing department: Environmental Health Dept

If any irrigation wells are proposed for the irrigation of common areas, a construction permit must be obtained prior to well installation. Well construction permits can be obtained from the Florida Department of Health in Flagler County Environmental Health Office.

Response: Landscape irrigation will be provided by treated waste water effluent by the Dunes Community Development District.

If you have any questions or require additional information feel free to contact me.

Sincerely,

Robert E. Dickinson, RLA

Cc: K. Donohue, G Whelan, R. Kimberley, M.Beebe, J.Livingston
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<th>Owner</th>
<th>Address</th>
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<td>DELAND, FL 32724</td>
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<td>04-11-31-2986-00070-0100</td>
<td>JACK A DIEM &amp; CONNIE A BRIDGE</td>
<td>24 SAN MARCO CT</td>
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<td>PALM COAST, FL 32135</td>
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<td>PALM COAST, FL 32137</td>
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<td>04-11-31-2984-00010-0000</td>
<td>DUNES COMMUNITY DEVELOPMENT DIST.</td>
<td>5000 PALM COAST PKWY</td>
<td>PALM COAST, FL 32137</td>
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I hereby affirm mailed notice to each owner on April 20, 2018 for the Planning & Development Board Meeting on May 8, 2018 at 6pm

Wendy Hickey, Planner
April 20, 2018

COUNTY OF FLAGLER BOCC
1769 E MOODY BLVD BLDG 2 STE 302
BUNNELL, FL 32110

Re: Application #3133-Site Development Plan in Renaissance at Hammock Dunes PUD

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 for review of a Site Development Plan in the PUD District for Renaissance at Hammock Dunes PUD. Parcel Number: 04-11-31-2984-000E1-0180; 7.77 acres. Owner: Oare Associates, LLC Applicant: Robert E. Dickinson, RLA

You are hereby notified that a public hearing before the Flagler County Planning and Development Board, required by law, will be held in the Flagler County Government Services Building, Board Chambers, at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, on May 8, 2018, beginning at 5p.m. or as soon thereafter as possible.

You are welcome to attend and express your opinion.

Sincerely,

Wendy Hickey
Planner

NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
NOTICE OF ADOPTION OF PLANNED UNIT DEVELOPMENT AGREEMENT

Pursuant to Chapter 125, Florida Statutes, the Flagler County Board of County Commissioners hereby provide notice of consideration of Application #3333 submitted by Robert E. Dickinson, with Dickinson Consulting Inc., as agent to the owner, Oara Associates, LLC for possible adoption of an Ordinance similar to:

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA ADOPTING THE PUD (PLANNED UNIT DEVELOPMENT) DEVELOPMENT AGREEMENT FOR RENAISSANCE AT HAMMOCK DUNES PROVIDING FOR FINDINGS, AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearing on the above-captioned matter will be held as follows:

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD – May 8, 2018 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend; telephone 386-313-4009 or write to Flagler County Planning Department, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110 or email to planning@flaglercounty.org. Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Bldg. 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

12286974 April 19, 2018

State of Florida, County of Volusia

Before the undersigned authority personally appeared

Irene Zucker

who, on oath says that she is a LEGAL COORDINATOR of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia County, Florida; the attached copy of advertisement, being a

PUBLIC NOTICE

L 2286974

in the Court, was published in said newspaper in the issues

APRIL 19, 2018

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sworn to and subscribed before me

This 19th of APRIL

A.D. 2018

CYNTHIA ANDERSON
State of Florida-Notary Public
Commission # GG 155574
My Commission Expires
October 29, 2021
APPLICATION # 3134
NOTICE OF PUBLIC HEARING
THE FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD WILL HOLD A PUBLIC HEARING AT:
FLAGLER COUNTY GOVERNMENT SERVICES BUILDING
BOARD CHAMBERS
1769 E. MOODY BOULEVARD, BLDG 2; BUNNELL, FL 32110
MAY 8, 2018 - 6:00 P.M.
REQUEST: FUTURE LAND USE MAP AMENDMENT
APPLICANT: ROBERT E. DICKINSON, RLA
Parcel Number: 04-11-31-2984-000E1-0180
Zoning District: PUD (PLANNED UNIT DEVELOPMENT)

THE PUBLIC HEARING IS BEING HELD FOR THE PURPOSE OF HEARING ANY AND ALL INTERESTED PARTIES AND PERSONS WHO MAY BE FOR OR AGAINST THE APPLICATION, RELATIVE TO THE PROPERTY WHEREON THIS NOTICE IS POSTED.

For additional information visit web page at: www.flaglercounty.org or call Flagler County Planning & Zoning Department at (386) 313-4305.
DO NOT REMOVE THIS NOTICE PRIOR TO THE PUBLIC HEARING DATE ABOVE.

APPLICATION # 3133
NOTICE OF PUBLIC HEARING
THE FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD WILL HOLD A PUBLIC HEARING AT:
FLAGLER COUNTY GOVERNMENT SERVICES BUILDING
BOARD CHAMBERS
1769 E. MOODY BOULEVARD, BLDG 2; BUNNELL, FL 32110
MAY 8, 2018 - 6:00 P.M.
REQUEST: SITE DEVELOPMENT PLAN IN A PUD
APPLICANT: ROBERT E. DICKINSON, RLA
Parcel Number: 04-11-31-2984-000E1-0180
Zoning District: PUD (PLANNED UNIT DEVELOPMENT)

THE PUBLIC HEARING IS BEING HELD FOR THE PURPOSE OF HEARING ANY AND ALL INTERESTED PARTIES AND PERSONS WHO MAY BE FOR OR AGAINST THE APPLICATION, RELATIVE TO THE PROPERTY WHEREON THIS NOTICE IS POSTED.

For additional information visit web page at: www.flaglercounty.org or call Flagler County Planning & Zoning Department at (386) 313-4305.
DO NOT REMOVE THIS NOTICE PRIOR TO THE PUBLIC HEARING DATE ABOVE.