1. Roll Call.

2. Pledge to the Flag.

3. Approval of March 12, 2019 regular meeting minutes.

**Quasi-Judicial Process:** The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification 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 #3171 – **SPECIAL EXCEPTION IN THE MH-3 (MOBILE HOME PARK) DISTRICT FOR A HOME OCCUPATION** – request for a Special Exception for a Home Occupation for a Handyman at 2982 North Oceanshore Boulevard. Parcel Number: 26-11-31-0000-01050-0000; 6.74+/- acres. Owner: Flagler By the Sea, Inc./Applicant: Shirley A. Straub. Project #2019020022 (PDB)

5. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3172 – **APPLICATION FOR SITE DEVELOPMENT PLAN OVER 5 ACRES IN THE C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT** – request for a review of a site development plan for a storage facility at 5135 Colbert Lane. Parcel Number: 27-11-31-4892-
00000-00R0; 5.63+/- acres. Owner: Gurell Land Management/Applicant: Shamus Schroeder, E.I., Project Manager, Newkirk Engineering, Inc. Project #2019020025 (TRC, PDB)

6. Quasi-judicial requiring disclosure of ex parte communication: Application #3173 – APPLICATION FOR REVIEW IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT TO AMEND AND RESTATE DEVELOPMENT AGREEMENT – request to amend and restate the Development Agreement 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, of Dickinson Consulting, Inc. Project #2019020026 (TRC, PDB, BCC)

7. Quasi-judicial requiring disclosure of ex parte communication: Application #3176 – APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL FOR AN EXISTING PUBLIC USE IN THE CITY OF PALM COAST P & G (PARKS AND GREENWAY) DISTRICT – request for review and approval of a site development plan for museum expansion at 7900 Old Kings Road North. Parcel Number: 09-10-30-0000-0101-0021; 242+/- acres. Owner: Florida Agricultural Museum, Inc./Applicant: Charlie Faulkner. Project #2019020031 (TRC, PDB)

8. Staff Comments.

9. Board Comments.

10. 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.

11. 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: Chair Michael Boyd, Timothy Conner, Jack Corbett, Mark Langello.

MEMBERS EXCUSED: Michael Goodman, Laureen Kornel and Anthony Lombardo.

STAFF PRESENT: Adam Mengel, Planning Director; Wendy Hickey, Planner

BOARD COUNSEL: Kate Stangle, with Nelson Mullins Broad and Cassel

Chair Boyd called the meeting to order.

1. Roll Call.

Attendance was confirmed by Ms. Hickey and a quorum was present.

2. Pledge of Allegiance.

Chair Boyd led the Pledge of Allegiance to the Flag.

3. Approval of the February 12, 2019 regular meeting minutes

Motion to approve made by Mr. Conner, seconded by Mr. Langello.

Motion carried unanimously.

CONTINUED FROM February 12, 2019 REGULAR MEETING

Quasi-judicial requiring disclosure of ex parte communication:

4. Application #3158 – APPLICATION FOR SITE DEVELOPMENT PLAN IN PUD

(PLANNED UNIT DEVELOPMENT) DISTRICT – request for review of a PUD Site Development Plan in the PUD (Planned Unit Development) District for Beachwalk PUD located at 4931 North Oceanshore Boulevard; Parcel Number: 40-10-31-5137-000H0-0000; 12.44+/- acres. Owner: LRA RIO, LLC/Applicant: Atlee Development Group, Inc.

Chair Boyd asked for ex-parte disclosures.

Mr. Conner stated that he represents the owner of the property to the north of this project, but he and his client had not had any discussions about this project.

Mr. Mengel presented the staff report stating that this is a continuation from last month’s meeting he gave a brief history and explanation of the proposed Site Development Plan. Since this item was continued the conditions placed in the staff recommendation have been agreed to by the applicant and will amend the PUD Site Development plan accordingly with the exception of the inclusion of the cross-access easement on the site plan. He also added that the text in the PUD
Development Agreement provides for several alternatives related to the easement and its original intent. In addition the applicant will seek a waiver of the secondary access requirement if the cross access easement is infeasible. He then and gave the staff recommendation that the Planning and Development Board recommend to the Board of County Commissioners approval of Application # 3158, a PUD Site Development Plan consistent with the Flagler County Comprehensive Plan, the Flagler County Land Development Code, and the Beachwalk PUD Development Agreement, subject to the following conditions:

1. add a five foot (5’) wide landscape buffer tract along the East project boundary adjoining the County’s Greenway parcel;
2. identify and label the proposed roadway as a private roadway tract;
3. delete the clarifying footnote in the Dimensional Requirements Table referencing the measurement of minimum lot width;
4. add the twenty four foot (24’) wide cross-access and utility easement to coincide with the easement location within the Hammock Commercial Park subdivision, recorded at Map Book 37, Pages 10 and 11, Public Records of Flagler County, Florida;
5. add the 10 foot (10’) front easement to the Conceptual Lot Layout Detail graphic and label the purpose (utility, drainage, etc.) of the easement;
6. correct (or delete) the 110 foot (110’) typical lot depth label shown within Lot 39 – the minimum lot depth is 115 feet (115’), unless these lots are different from the others, then the Dimensional Requirements table and the Development Agreement needed to be amended to change the minimum lot depth from 115 feet to 100 feet; and
7. correct notes on the PUD Site Development Plan as follows:
   a. the maximum building height is stated in the Development Agreement as two stories above a garage, not to exceed 35 feet (35’) in height;
   b. add the roadway tract to the listing of maintenance responsibilities for the Homeowners Association;
   c. delete fire services from the list of services provided by the City of Palm Coast and add Flagler County as the fire protection provider – Palm Coast will be the water and sewer utility provider, with Flagler County providing fire protection; and
   d. delete references to the minimum tree planting requirement of 1 tree for every 3,000 square feet of lot area and the tree species and size requirement – these are listed in the Land Development Code and the added notes are no more restrictive than the LDC so the inclusion of the reference here is redundant.

Other Recommendation Options also given to the board; approval, approval subject to conditions, denial and table the request.

Chair Boyd asked if the applicant would like to give a presentation.
Sidney Ansbacher, Esq., Upchurch Bailey and Upchurch 780 N Ponce De Leon Blvd. St. Augustine, counsel for the applicant, stated they asked for the continuance to respond to Boards questions about landscaping and materials supplemented by our landscape architect indicate what was and wasn’t within the buffer, adding a walking path around the pond. He also mentioned that prior to the last meeting at Mr. Hadeed’s request we had agreed to give $25, 000.00 to the County to augment the buffers along Scenic A1A to protect the greenspace and to have continuity. Mr. Hadeed also provided us with a hand drawn sign we would agree to maximum of 6 feet in height maximum of 32 square feet of copy area which would be consistent with the Jungle Hut history.

Chair Boyd opened the Public Hearing.

Dennis Clark, 5784 N. Oceanshore Boulevard, Palm Coast, Scenic A1A Pride Committee Chair, speaking for himself spoke of his concern of the removal of over 500 inches of index trees and the challenge of replacing the trees after development. He also shared his concern of the proposed developments storm water management plan, and other development amenities that were not shown on the plan.

Chair Boyd asked if there was anyone else who wanted to speak; seeing none, he closed the Public Hearing.

Mr. Conner, asked if the applicant had requested relief from tree requirement.

Mr. Mengel responded no.

Mr. Langello, asked about the location of the entry sign, and since it is a PUD it should be in the PUD. He also asked about the sidewalk requirement within the development.

Mr. Mengel, responded yes it should be shown and located within a tract or easement. He also stated that the Land Development Code does not require it but in other PUDs it was on one side of the street not each lot.

Motion to approve with conditions made by Mr. Corbett, seconded by Mr. Conner

Motion carried unanimously.

Quasi-judicial requiring disclosure of ex parte communication:

5. Application #3167 – APPLICATION FOR A VARIANCE IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT – request for a 25 foot rear yard setback variance in the R/C (Residential/Limited Commercial Use) District for a proposed building at 5047 N. Oceanshore Blvd; Parcel Number: 40-10-31-4050-00000-0270; 0.58+/- acres. Owner: Hammock Enterprises, LLC/Applicant: Brent Bruns.
Chair Boyd asked for ex-parte disclosures; no disclosures were made.

Mr. Mengel presented the staff report giving a detailed history of the project noting this site received board approval for a special exception #3122 with conditions on January 9, 2018 explaining the details he then proceeded to give staff recommendation that the Planning and Development Board find that the criteria as listed in the guidelines at Land Development Code Section3.07.03E have not been met and therefore denies a 25 foot rear yard setback variance for Lot 27, Unit 1, Magnolia Manor Subdivision as recorded at Map Book 5, Page 32, Public Records of Flagler County.

Other Recommendation Options also given to the board; approval, approval subject to conditions, denial and table the request.

Chair Boyd asked if the applicant would like to give a presentation.

Kimberly Buck P.E., Alann Engineering 880 Airport Road, Ormond Beach representing the applicant, gave an overview of the proposed improvement.

Brent Bruns, Owner, Hammock Enterprises 5047 North Oceanshore Boulevard, provided a handout to the Board attached to these minutes as Attachment “A”, he gave a history describing the property details showed photos of current conditions while describing his proposal in detail and his case for needing this variance.

Chair Boyd announced to the audience that the Board was provided 2 letters one in support and one in opposition to the variance which are attached to these minutes as Attachments “B” and “C”

Chair Boyd opened the Public Hearing.

James Garcia, 19 Magnolia Road spoke in opposition concerned with traffic and noise.

Kim Capicchioni, 21 Magnolia Road spoke in opposition concerned about noise, traffic and the emergency exit not being used for emergency services only.

Ronald Dean Moore, 22 Magnolia Road spoke in opposition concerned about the noise and access on Magnolia.

Mr. Mengel, stated that no commercial traffic will be allowed on the residential street as was covered during the Special Exception process in 2018. There will be a Knox Box and gate and only the Fire Department has the key.
Kate Stangle, with Nelson Mullins Broad and Cassel, Board Counsel, reminded the Board that the ability to have music and up until what time it was allowed which was up until 9:00 pm.

Emmitt Griffin, 20 Magnolia Road, spoke in opposition of the variance.

Sharon Braughman, 31 Magnolia Road, stating that the applicant knew he had size constraints why would he build such a monstrosity. Why can’t he scale it down, and he is causing his own problems.

David Capicchioni, 21 Magnolia Road, spoke in opposition that this is not compatible with a small residential area.

Stewart Smith, 7 Magnolia Road, spoke in opposition, stating the proposed wall will need maintenance and will require space to get behind it. The gate on the back has been open for the last few months, even though it has been stated that it should be closed.

Dennis Clark, 5784 N. Oceanshore Boulevard, Palm Coast, Scenic A1A Pride Committee Chair, noted that Scenic A1A did send a letter on his item and we defer to you for recommendation. In addition we noted that the applicant may need to return to the Board for valet parking approval. It is important to know where these cars are going to be parked.

Chair Boyd asked if there was anyone else who wanted to speak; seeing none, he closed the Public Hearing.

Chair Boyd asked if the Board had any questions.

Mr. Langello, stated that he feels Condition 1 the shape of the lot is unique and due to the location of the trees has been met. Condition 2 is of his own creating. He believes that the waterfall would work as a sound barrier but only at 8 feet the same height as the existing fence.

Mr. Conner, asked Ms. Buck if the design of the drain field is in consideration of saving the trees?

Ms. Buck, responded yes. She also went into detail about the design and how this plan came to be.

Mr. Langello Asked about the proposed location for the waterfall and if it can be moved somewhere else on the property.

Mr. Bruns, stated that the would be ok with 8 feet in height for the waterfall.
Mr. Mengel, stated that Board could take action amending the Variance to be for maximum of 8 feet in height for the waterfall, and 3 feet off of the property line and 30 feet long.

Mr. Corbett, asked for clarification about the access gate, and if there is to be a foot path going through there?

Mr. Bruns, no, zero access

Mr. Corbett, no access on Magnolia Road

Mr. Bruns, no, only access is from A1A. It will be locked by the Fire Department.

Mr. Mengel, the gate is already part of the conditions of the Special Exception.

Chair Boyd asked for a motion

Motion to approve made with the maximum 8 feet in height with a 3 foot setback from the property line and 30 feet long by Mr. Langello, seconded by Mr. Corbett.

Motion carried unanimously

6. 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.

None.

7. Board Comments

None

8. Adjournment

Motion made by Mr. Langello, seconded by Mr. Corbett.

Meeting adjourned at 7:45 p.m.

Prepared by: Wendy Hickey
Reviewed by: Adam Mengel
1. LIGHTING SHALL CONFORM TO SEA TURTLE LIGHTING REQUIREMENTS LOCATED IN ARTICLE 6 OF THE COUNTY LAND DEVELOPMENT CODE.
2. ALL WATER FEATURES TO BE CONSTRUCTED SHALL CONFORM TO REQUIRED MINIMUM 5' SEPARATION FROM SEPTIC SYSTEM.
3. MINIMUM DRIVE AISLE Width 22 FT.
4. GRAVEL DRIVE SHALL BE PROPERLY MAINTAINED IN ORDER TO ENSURE ALL-WHEEL ACCESSIBILITY BY FIRE TRUCKS.
5. DATUM: MOOD 29.
Hi Adam

Hope all is well. I am not sure of protocol, as I am sending you my objections to an item coming before Planning Board while I am out of country. If this isn't the correct way to do this please advise. There is a special exemption applied for by Hammock Playground in the Hammock for special relief of rear yard setback. This property was bought by the present owner without doing his due diligence on the site. This firstly would set a bad precedence on all future commercial development in the County to approve a zero foot rear lot setback. The hardship they are claiming is of their own doing and not similar to other requests that have come before the Board. The other minor setback problems were caused by poor surveyor work or contractor being off by less than a foot. If I could have been present I would have voted against this special exemption. I have no idea what staff has recommended but if you can please take my thoughts into consideration I think it would be helpful in the determination of this request..

Michael Goodman
516-852-4229
Scott Enegren
3/12/2019
3 Live Oak Rd
Palm Coast, FL 32137
386-212-4258 cell

To Whom it may concern:

My Parcel number is 40-10-3i-4050-00000-0250

Re: Variance request for a waterfall and caves on the rear property line of 5047 N Oceanshore Blvd belonging to MrBruns.

Mr Bruns has shown me pictures and a model of the proposed cave and waterfall which is directly across the street from my property camouflaged by large bamboo trees 25’ deep. From what he has shown and told me, I feel that having these amenities and at a height of up to possibly 15’ feet would be an asset for helping to subdue any noise that might come from the a restaurant. In addition to having the tranquilizing sound of a waterfall even makes his ideas of the waterfall and adjoin cave for eating more enhancing. The idea that Mr Bruns wants to not only keep all the magnificent trees on the property but also putting planters on top of the waterfall only will make his property more enjoying to look at. Protecting the environment and even enhancing it, I think is a great idea.
TO: Chairman and Planning and Development Board  
FROM: Planning and Zoning Department  
DATE: April 9, 2019  
SUBJECT: Application #3171 – Special Exception for a Home Occupation in the MH-3 (Mobile Home Park) District

I. Requested Action & Purpose: The request is for a Home Occupation as a Special Exception in the MH-3 (Mobile Home Park) District.

II. Location and Legal Description: 2982 North Oceanshore Blvd; Parcel #26-11-31-0000-01050-0000.

III. Owner/Agent: Flagler by the Sea, Inc./Shirley A. Straub

IV. Parcel Size: 6.74+/- acres as listed by the Flagler County Property Appraiser

V. Future Land Use Classification / Zoning:  
Future Land Use: Residential Medium Density  
Zoning: Mobile Home Park (MH-3) District

VI. Future Land Use Map Classification / Zoning of Surrounding Land:  
North: Residential Low Density Rural Estate and Mixed Use Low Intensity / R-1b (Urban Single-Family Residential)  
East: Atlantic Ocean  
South: Residential Low Density Rural Estate and Mixed Use Low Intensity / R-1 (Rural Residential) and (R/C) Residential Limited Commercial  
West: Intracoastal Waterway

VII. Land Development Code Sections Affected:  
Subsection 3.03.12.C.1 and subsection 3.07.03.F, Special Exception Guidelines.

VIII. Report in Brief:  
On February 26, 2019, Ms. Straub submitted an application to the Planning and Zoning Department for a Special Exception for a Home Occupation for a Handyman within the MH-3 (Mobile Home Park) District. Ms. Straub rents a space – Lot #5 – in the Flagler by the Sea Mobile Home Park, located at 2982 North Oceanshore Boulevard. A home occupation requires Special Exception approval in the MH-3...
District (see FCLDC subsection 3.03.12.C.1). For reference, Flagler by the Sea is a continuing, nonconforming mobile home park approved for a maximum of 44 mobile homes and 31 recreational vehicle spaces. The park is nonconforming in that it does not have the minimum 10 acre site size required by FCLDC subsection 3.03.12.D.1. The establishment of Flagler by the Sea predated enactment of zoning by Flagler County.

This Special Exception request was prompted by Ms. Straub’s request for the issuance of a Business Tax Receipt (BTR) (requiring County Planning and Zoning signoff prior to issuance) for her to operate as a handyman offsite. After reviewing multiple options, the Special Exception was the sole remaining track for her to follow to enable her to be issued the BTR and be employed offsite as a handyman.

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

IX. Special Exception Guideline Analysis: As provided in FCLDC subsection 3.07.03.F, the Planning and Development Board shall hear and decide upon requests for special exceptions as authorized by land classifications. The Board may approve, with conditions, requests which are in harmony with the intent and purpose of the regulations. In making its determination, the Board shall be guided by the following:

1. Ingress to and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with traffic flow and control, and shall provide access in case of fire or catastrophe.

Staff Analysis: This request is for a home occupation and as such must comply with FCLDC subsection 3.07.03.G.2(f) (the Special exception regulations for home occupations are attached in their entirety), which states:

“No traffic or parking shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.”

No additional traffic will be associated with this Special Exception. The request enables Ms. Straub to operate offsite as a handyman; she agrees, as part of the conditions for operating as a home occupation, to abide by the home occupations regulations on a continuing basis for the duration of the use.

2. Offstreet parking and loading areas shall be provided as required, shall take into account relevant factors in subsection 1. preceding, and shall be located to minimize economic, noise, glare or odor effects on adjacent and nearby properties.
Staff Analysis: No additional parking or loading areas are required associated with this Special Exception request. This use will not generate the need for additional parking or loading areas.

3. Refuse and service areas shall be located with consideration for relevant factors in subsections 1. and 2. preceding.

Staff Analysis: This a home occupation and will not generate any additional refuse for this location.

4. The proposed use shall be compatible with the availability and location of utility services, whether public or private.

Staff Analysis: The home occupation will not create the need for additional utilities.

5. Screening and buffering shall be provided which preserves or improves compatibility and harmony of use and structure between the proposed use and adjacent and nearby properties, according to the type, dimensions and character of the proposed use.

Staff Analysis: This request is for a home occupation and as such must comply FCLDC subsections 3.07.03.G.2(g) and (h), which state:

“There shall be no exterior indication of the home occupation; no exterior signs shall be used; no other onsite advertising visible from the exterior shall be used that informs the public of the address of the home occupation.”

and

“No mechanical equipment shall be used or stored on the premises in connection with the home occupation except that which is normally used for purely domestic or household purposes or as specifically provided for in a special exception permit.”

These conditions will be required to be met on an ongoing basis for the duration of the use. No screening or buffering will be necessary since all outward indications of this use will be use as a mobile home dwelling within the existing mobile home park.

6. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

Staff Analysis: There are no additional signs or exterior lighting associated with this use.
7. Required yards and open spaces shall be provided.

Staff Analysis: This is a home occupation and as such will not alter the existing residential appearance of the property including the need for additional yards and open space.

8. The height of structures shall be in harmony with that of adjacent and nearby uses and structures.

Staff Analysis: The structure is a single wide mobile home and is not being modified in any way for this special exception.

9. The economic effect of the proposed use on adjacent and nearby properties shall be positive.

Staff Analysis: This is a home occupation and shall adhere to the Special exception regulations for home occupations (FCLDC) 3.04.03.G) which will not affect the neighboring properties in a negative manner.

FCLDC subsection 3.07.03.G, Special exception regulations for home occupations, additionally requires at subpart 1., that: the applicant must demonstrate to the Planning and Development Board clear evidence that the proposed home occupation will not:

(a) Disturb the peace, quiet and domestic tranquility of the residential neighborhood;

Staff Analysis: This home occupation for Ms. Straub’s offsite handyman services will not impact his neighbors in Flagler by the Sea.

(b) Create excessive odor, noise, parking or traffic above that of the residential neighborhood;

Staff Analysis: So long as the home occupation regulations are observed, no additional impacts will occur.

(c) Create a fire hazard or nuisance;

Staff Analysis: Offsite operation as a handyman will not create a potential for fire or nuisance.

(d) Use or generate toxic or hazardous materials or waste.

Staff Analysis: Any waste would be disposed of offsite at Ms. Straub’s work location.
X. **Quasi-judicial / Legislative Review:** This agenda item is:
   - ☑ quasi-judicial, requiring disclosure of ex-parte communication; or
   - ❌ legislative, not requiring formal disclosure of ex-parte communication.

XI. **Staff Recommendation:** Staff recommends that the Planning and Development Board find that based on the testimony and evidence presented that all Special Exception guidelines have been met and that clear evidence has been demonstrated to the Board that the applicant will meet on an initial and ongoing basis the County’s Special Exception Regulations for Home Occupations, and therefore the Board approves Application #3171, a Special Exception in the MH-3 (Mobile Home Park) district for a Home Occupation at 2982 North Oceanshore Boulevard, subject to the following conditions:
   a. This Special Exception is specific to 2982 N. Oceanshore Boulevard and this specific applicant (i.e., this Special Exception shall not run with the land since the parcel consists of multiple tenants); and
   b. The applicant shall at all times comply with FCLDC subsection 3.07.03.G, *Special exception regulations for home occupations*.

XII. **Suggested Motion Language:** The Planning and Development Board finds that based on the testimony and evidence presented that all Special Exception guidelines have been met and that clear evidence has been demonstrated to the Board that the applicant will meet on an initial and ongoing basis the County’s Special Exception Regulations for Home Occupations, and therefore the Board approves Application #3171, a Special Exception in the MH-3 (Mobile Home Park) district for a Home Occupation at 2982 North Oceanshore Boulevard, subject to the following conditions:
   a. This Special Exception is specific to 2982 N. Oceanshore Boulevard and this specific applicant (i.e., this Special Exception shall not run with the land since the parcel consists of multiple tenants); and
   b. The applicant shall at all times comply with FCLDC subsection 3.07.03.G, *Special exception regulations for home occupations*.

**Attachments**
1. Notification list and map
2. Application and supporting documents
3. FCLDC subsection 3.07.03.G, *Special exception regulations for home occupations*
4. Handyman Guidelines

Property Appraiser aerial
Future Land Use Map
**APPLICATION FOR SPECIAL EXCEPTION**

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

Application/Project #: 3171/2019020022

### PROPERTY OWNER(S)

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Flagler By The Sea, Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>2982 N. Oceanshore Blvd</td>
</tr>
<tr>
<td>City:</td>
<td>Flagler Beach</td>
</tr>
<tr>
<td>State:</td>
<td>FL</td>
</tr>
<tr>
<td>Zip:</td>
<td>32134</td>
</tr>
<tr>
<td>Telephone Number:</td>
<td>386-439-2124</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>386-439-7160</td>
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### APPLICANT/AGENT

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Shirley A. Straub</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>2982 N. Oceanshore Blvd, #5</td>
</tr>
<tr>
<td>City:</td>
<td>Flagler Beach</td>
</tr>
<tr>
<td>State:</td>
<td>Florida</td>
</tr>
<tr>
<td>Zip:</td>
<td>32136</td>
</tr>
<tr>
<td>Telephone Number:</td>
<td>904-524-2727</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>904-437-7104</td>
</tr>
<tr>
<td>Email Address</td>
<td>Shirley Straub1 @ icbcud.com</td>
</tr>
</tbody>
</table>

### SITE LOCATION (street address):

2982 N. Oceanshore Blvd
Flagler Beach, FL 32136

### LEGAL DESCRIPTION:

**briefly describe, do not use "see attached"**

Parcel #: 26-11-31-0000-0155-0000

### Parcel Size:

6.74 ac (park size)

### Current Zoning Classification:

ML4-3

### Current Future Land Use Designation

Res-Medium

### Subject to A1A Scenic Corridor IDO?

YES

### Requested Use:

Home Occupation For Handyman

---

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

Shirley A. Straub

**Date**

2-26-19

---

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED

APPROVED WITH CONDITIONS

DENIED

Signature of Chairman:

**Date:**

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. 08/14

Page 1 of 1
Application For Special Exception
Flagler County Florida

The purpose of this application is to request approval to operate a residential painting and power washing business and use the home as an administrative office. All duties associated with the performance of the business itself will be performed off site of the business address. Please see below.

Section G:

1. Residence will be used as a business office only.
   (a) There will be no evidence of any function(s) associated with the business that will present a disturbance to the residential neighborhood.
   (b) There will be no excessive odors, noises or traffic or parking concerns. We own 2 vehicles neither are oversized or commercial in nature.
   (c) There are no materials used or stored at the residence that can create a fire hazard or nuisance of any kind.
   (d) We do not or will not generate any toxic or hazardous material or waste in the administrative setting.

2. a. There will be only one home occupation and the performance of the business (painting & power washing) will be off site of the business address.
   b. There will be no employees.
   c. No other employees or work other than administrative activities will be performed at the residence.
   d. No stock-in-trade will be displayed and no retail sales are involved in the performance of the occupation.
   e. The home occupation's administrative duties will be performed and there will be no noise, obnoxious odors, vibrations, glare, fumes or electrical interference utilized.
   f. No traffic or parking issues will be associated with the administrative performance of the home occupation.
   g. No form of exterior advertising will take place in association with the home occupation.
   h. No mechanical equipment shall be used or stored on the premises.
Authorization For Home Based Business

Property Owner- by signing you are authorizing the applicant to utilize the designated property for a home based business.

Address: 2982 N. Oceanshore Blvd #5
Flagler Beach, Fl 32136
Dates: 2/21/2019

FOR PROPERTY OWNED BY A CORPORATION OR L.L.C., ONLY REGISTERED AGENT OR OFFICER SIGNATURE IS ACCEPTABLE

This is to certify that I am the owner in fee simple of subject lands described above. I am authorizing ___________________________ to have a home based business at this location: 2982 N. Oceanshore Blvd #5
Flagler Beach, Fl 32136

STATE OF FLORIDA,
County of Flagler

Subscribed and Sworn to (or affirmed) before me by

OWNER'S NAME (Print/Type): Anna E. Kramp
Signature of Owner: Anna E. Kramp
Address (Street, City) & Phone Number: 2982 N. Oceanshore Blvd, Flagler Beach, Fl 32136, 439-2134

This 21st day of Feb., 2019. Who is personally known to me or has produced _______ as identification.

Notary Public

Commission Number & Expiration
Shirley A. Straub
Notary Public State of Florida
my Commission 28184
Expires 12/05/2022

RECEIVED
FEB 26 2019
FLAGLER COUNTY
PLANNING & ZONING DEPT
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<td>FL</td>
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<td>NY</td>
<td>11530</td>
</tr>
</tbody>
</table>

I hereby affirm mailed notice to each owner on March 22, 2019 for the Planning and Development Board Meeting on April 9, 2019 at 6:00 pm

Hasler
03/22/2019
US POSTAGE $000.00
ZIP 32110
011E11679462

Wendy Hickey, Planner
March 22, 2019

FLAGLER PARADISE LLC
800 BRICKELL AVE STE 1501
MIAMI, FL 3313040

RE: Application #3171 –Special Exception Request in the MH-3 (Mobile Home Park) 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 Shirley A. Straub for Special Exception for a Home Occupation (Home Office) to be located at 2982 North Oceanshore Boulevard #5, Identified as parcel # 26-11-000-000-01050-0000.

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 April 9, 2019, beginning at 6:00 p.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 DECIDED TO APPEAL ANY DECISION 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 VERBATUM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTAMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.
APPLICATION # 3171

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

APRIL 9, 2019 - 6:00 P.M.

REQUEST: SPECIAL EXCEPTION
APPLICANT: SHIRLEY A STRAUB
Parcel Number: 26-11-31-0000-01050-0000
Zoning District: MH-3(MOBILE HOME PARK)

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: wwwFLAGLERCOUNTY.org or call Flagler County Planning & Zoning Department at (386) 313-4009.

DO NOT REMOVE THIS NOTICE PRIOR TO THE PUBLIC HEARING DATE ABOVE.
TO: Chairman and Planning Board Members
FROM: Planning and Zoning Department
DATE: April 9, 2019
SUBJECT: Application #3172, SITE DEVELOPMENT PLAN OVER 5 ACRES IN THE C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT

I. Requested Action & Purpose: This request is for Site Development Plan approval over 5 Acres in the C-1 (Neighborhood Commercial) District for an RV/Boat Storage Facility.

II. Location and Legal Description: lying on the east side of Colbert Lane within Tract R, Palm Coast Plantation PUD Unit 2, in Section 27, Township 11 South, Range 31 East, Flagler County, Florida; Parcel #27-11-31-4892-00000-00R0; total project area is approximately 5.63 acres.

III. Owner and Applicant/Agent:
Owner: Gurell Land Management, LLC
Applicant: Shamus Schroeder, E.I., Project Manager, Newkirk Engineering, Inc.

IV. Existing Zoning and Land Use Classification:
Zoning: C-1 (Neighborhood Commercial) District
Land Use: Commercial Low Intensity

V. Future Land Use Map Classification/Zoning of Surrounding Land:
North: Commercial Low Intensity/C-1 (Neighborhood Commercial) District
East: Residential Rural Estate/PUD (Planned Unit Development) District
South: Residential Rural Estate/PUD (Planned Unit Development) District
West: Agriculture & Timberlands/PRS (Preservation) District (City of Palm Coast)

VI. Land Development Code Sections Affected:
The Land Development Code references the site plan requirements from Appendix B, which through codification was not included in Land Development Code accessible online. Appendix B consists of a one page instruction sheet, describing the site development plan review process as:

“The site development plan review process provides the opportunity to ensure that the provisions of this Ordinance have been properly interpreted and applies as related to location of access points, design and location of parking areas, screening and landscaping, provision for drainage, and usable open space.”
Standards for Review
Submission Requirements are listed in Exhibit B:

1. Application forms and fees:
   
   *These have been received for the requested site development approval.*

2. Site plan containing the following data at an appropriate scale:
   
   a. Lot area in acres or square feet;
   
   b. If residential use, the total number of each type of dwelling units, plus:

   (1) Gross density residential
   (2) Percentage and square feet of building coverage
   (3) Percentage and square feet of driveway and parking
   (4) Percentage of square feet of public street and right-of-way
   (5) Percentage and square feet of open space

   *While the site plan is not a residential project, staff requested the addition of a site data table on sheet 4, Development Information, which has calculations for the building, pavement and landscape area.*

   c. Coastal construction setback line and mean high water line;

   *Not applicable.*

   d. Existing tree groupings and their fate;

   *Based on review of sheet 5 a majority of the existing trees are to be removed – a total of 1468 inches DBH of 1591 inches DBH of index trees – for the development of this site which will require the need for plantings in the amount of 171 inches DBH.*

   e. Location, floor area and maximum height of existing and propose buildings;

   *These are as depicted on the plan; all features appear to conform to the minimum requirements.*

   f. Lot lines, easements, public right-of-ways;

   *The site plan submittal depicts these on sheets 5, 7, 8 and 9. All improvements are within the parcel boundaries as depicted.*
g. Location of circulation system, including streets, pedestrian and bicycle paths, driveways, and location and number of all parking spaces, and whether public or private. Notes concerning signage and parking control should be included on site or landscape plan.

The proposed improvements, traffic circulation, pedestrian paths, vehicle parking spaces and driveway connection are all depicted on sheets 7, 13, and 15.

3. General landscape plan including existing and proposed vegetation; proposed treatment of perimeter of development;

Much of the front buffer will be maintained in its natural state. The sides as well as the rear buffer will be in compliance with the minimum buffer requirement for the C-1 district as depicted on sheet 16.

4. Existing and proposed utility systems, their capacities and specifications, including storm drainage system.

The proposed utility plan is depicted on sheet 12. A revised stormwater report was provided on March 27, 2019 and is depicted on sheets 8 and 9 along with cross sections on sheets 10 and 11.

VII. Report in Brief: This property was originally part of the Palm Coast Plantation PUD and was originally necessary to establish the density for Unit 2. This parcel and the adjacent two acre parcel were together originally known as Tract R. In 2004, the Future Land Use designation for Tract R was changed from Residential Rural Estate to Commercial Low Intensity. Tract R was subsequently rezoned to C-1 (Neighborhood Commercial) on August 2, 2004. A restrictive covenant limiting access to Tract R was recorded at Official Records Book 830, Page 74; this restriction was partially released (for this portion of Tract R) on July 6, 2015 (Official Records Book 2073, Page 520, Public Records of Flagler County, Florida). The applicant acquired the property on May 18, 2016 through the warranty deed recorded at Official Records Book 2130, Page 1368, Public Records of Flagler County, Florida.

On February 20, 2017, the applicant submitted a rezoning application to change the zoning from the current designation of C-1 (Neighborhood Commercial) to PUD (Planned Unit Development). This change was proposed to allow for the property to be used as an owner-occupied recreational vehicle park to supplement transient residential accommodations and promote ecotourism in the vicinity of Graham Swamp (well-known for its mountain biking trails) and Flagler Beach. In previous discussions with staff, the applicant noted the proposed location proximate to the Graham Swamp trail head and the relative lack of proximate similar facilities
except for at Bulow Plantation to the West or on the beachside to the East. This request was denied by the Board of County Commissioners on March 20, 2018.

The owner pursued a mediated settlement with the Board on the basis of the denial through a statutory process intended to divert land use matters from the courts. As a result of this process, a settlement was reached that resolved the dispute and assigned development rights to the parcel. This settlement agreement – recorded on February 27, 2019 at Official Records Book 2337, Page 1624, Public Records of Flagler County, Florida – among other things required site plan approval by the Planning and Development Board.

VIII. Staff Analysis: The site plan provides for improved RV/Boat storage, retention ponds, an entrance gate, landscaping, and additional infrastructure improvements to support the commercial use on the site.

TRC review
Staff presented the applicant with comments as part of the March 20, 2019 Technical Review Committee meeting; as of the date of this report, engineering comments are still outstanding, while all other comments have been satisfactorily addressed.

This agenda item is:

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

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

IX. Staff Recommendation: Staff recommends that the Planning and Development Board approve Application #3172 a Site Development Plan in the C-1 (Neighborhood Commercial) District, finding that the requested plan is consistent with the Comprehensive Plan, the Land Development Code, and the Mediated Settlement Agreement.

Alternatively, the Board could determine that the plan is not consistent with the Comprehensive Plan, the Land Development Code, and/or the Mediated Settlement Agreement. In doing so, the Board would make specific findings of deficiencies and recommend actions to achieve consistency. The Board could also table the request for the submittal of additional information.

Attachments
1. Notification list and map
2. Application and supporting documents
3. Mediation Settlement Agreement
## Application for Site Development Plan

**5 Acres or Larger**

**Flagler County, Florida**

1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110

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

Application/Project #: 3172/2019020025

### Property Owner(s)

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<th>Name(s):</th>
<th>Gurell Land Management</th>
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<td>20A Farver Ln</td>
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<tr>
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<td>State:</td>
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<tr>
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<td>904-806-3817</td>
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### Applicant/Agent

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<td>Email Address:</td>
<td><a href="mailto:gurell.landmanagement@gmail.com">gurell.landmanagement@gmail.com</a></td>
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### Subject Property

- **SITE LOCATION (street address):** 5135 Colbert Lane, Palm Coast, FL, 32137
- **LEGAL DESCRIPTION:** Palm Coast Plantation PUD Unit 2 PT of Tract R being 5.64 Acres more or less.
- **Parcel # (tax ID #):** 27-11-31-4892-00000-00R0
- **Parcel Size:** 5.634 Ac
- **Current Zoning Classification:** C-1
- **Current Future Land Use Designation:** RESIDENTIAL: LOW DENSITY / RURAL ESTATE
- **Subject to A1A Scenic Corridor ID?:** Yes

### Project Data:

- Proposed boat & RV storage facility consisting of 85 covered parking spaces, 15 uncovered spaces, and a 2,000 SF office/maintenance bay. The proposed site is 5.64 acres, with 3.243 acres improving.

**Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached**

**Date:** 2/18/19

**Signature of Chairman:**

**PLANNING BOARD RECOMMENDATION/ACTION:**

- **APPROVED**
- **APPROVED WITH CONDITIONS**
- **DENIED**

**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. 01/06

Page 1 of 2
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 #

NEWKIRK ENGINEERING, C/O SHAMUS SCHROEDER, is hereby authorized TO ACT ON BEHALF OF GURELL LAND MANAGEMENT, 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 GURELL LAND MANAGEMENT

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

By:

Signature of Owner

Rich Gurell / Owner

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

Signature of Owner

RICHARD GURELL

Printed Name of Owner

Address of Owner:

20A Farver Lane

Mailing Address

Palm Coast FL 32137

City State Zip

Telephone Number (incl. area code)

904-806-3817

STATE OF Florida
COUNTY OF Volusia

The foregoing was acknowledged before me this 21ST day of February, 2019, by Richard Gurell, who is/are personally known to me or who has produced as identification, and who (did) / (did not) take an oath.

Signature of Notary Public


Revised 5/08
Special Warranty Deed

This Special Warranty Deed made this 18th day of May, 2016, between Eagle FL VI SPE, LLC, a North Carolina Limited Liability Company whose post office address is 2000 Interstate Park Drive, Montgomery, AL 36109, grantor, and Gurell Land Management, a Florida Limited Liability Company, whose post office address is 250 Palm Coast Parkway NE, Palm Coast, FL 32137, 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 NINETY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($99,500.00) 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:

Tract R, PALM COAST PLANTATION PUD UNIT 2, as per the map thereof recorded in the Map Book 33, Page(s) 54 through 61, inclusive, of the Public Records of Flagler County, Florida, less and except the Northerly 291 feet of the Westerly 300 feet of said Tract R. Together with an easement for ingress and egress over the Southerly 30 feet of the Northerly 291 feet of the Westerly 300 feet of Tract R and Subject to a 30 foot easement for ingress and egress over the following described property: Commence at the Northwest corner of Tract R, PALM COAST PLANTATION PUD UNIT 2 as aforesaid, thence South 18 degrees 24' 09" East along the East R/W line of Colbert Lane, a distance of 291 feet to the Point of Beginning of this easement description; thence depart the East R/W line of Colbert Lane North 71 degrees 35' 51" East a distance of 300 feet; thence South 18 degrees 24' 09" East a distance of 30 feet; thence South 71 degrees 35' 51" West a distance of 300 feet to the East R/W line of Colbert Lane; thence Northerly along the East R/W line of Colbert Lane a distance of 30 feet, more or less, to the Point of Beginning of this easement description.

Parcel Identification Number: 27-11-31-4892-00000-00R0

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 claiming by, through or under grantors.

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:

Eagle FL VI SPE, LLC, a North Carolina Limited Liability Company

By: Charles S Giel, Vice President

Witness Name: victoria costa

Witness Name: gretchen douglady

State of Florida
County of BREVARD

The foregoing instrument was acknowledged before me this ___ day of May, 2016, by Charles S. Giel, as Vice President of EAGLE FL VI SPE, LLC, a NORTH CAROLINA LIMITED LIABILITY COMPANY, on behalf of the Corporation, she (✓) is personally known to me or ( ) has produced ___________________ as identification.

VICTORIA COSTA
Notary Public

Printed Name: VICTORIA COSTA

My Commission Expires: 2-1-2018
GEOTECHNICAL EVALUATION

Proposed Storage Facility
5135 Colbert Lane
Palm Coast, Flagler County, Florida

UES Project No. 0430.1900014.0000
UES Report No. 134415

February 21, 2019

Prepared for:

Mr. Richard Gurell
Gurell Land Management
250 Palm Coast Parkway NE, Suite 607
Palm Coast, Florida 32137

Prepared by:

UNIVERSAL ENGINEERING SCIENCES
911 Beville Road, Suite 3
South Daytona, Florida 32119

CONSULTANTS:
Geotechnical Engineering • Environmental Engineering • Construction
Materials Testing Threshold Inspection • Private Provider Inspection •
Geophysical Studies
February 21, 2019

Mr. Richard Gurell
Gurell Land Management
250 Palm Coast Parkway NE, Suite 607
Palm Coast, Florida 32137

Reference: GEOTECHNICAL EVALUATION
Proposed Storage Facility
5135 Colbert Lane
Palm Coast, Flagler County, Florida
UES Project No. 0430.19000014.0000 and UES Report No. 134415

Dear Mr. Bauknecht:

Universal Engineering Sciences, Inc. has completed the geotechnical evaluation for the subject project. This report contains the results of our investigations, an engineering interpretation of these with respect to the project characteristics described to us, and recommendations for foundation, pavement support, stormwater management design and site preparation.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully submitted,

UNIVERSAL ENGINEERING SCIENCES

Michael Monney
Project Engineer

Cc: Mr. Bradley Bauknecht, P.E.; Newkirk Engineering, Inc.

Attachments

MM/BCP/ome
1.0 INTRODUCTION

1.1 GENERAL

In this report we present the results of the subsurface evaluation for the proposed construction in Palm Coast, Florida. We have divided this report into the following sections:

- SECTION 2.0 - SCOPE OF SERVICES
- SECTION 3.0 - FINDINGS
- SECTION 4.0 - FOUNDATION AREA RECOMMENDATIONS
- SECTION 5.0 - PAVEMENT AREA RECOMMENDATIONS
- SECTION 6.0 - STORMWATER DESIGN RECOMMENDATIONS
- SECTION 7.0 - CONSTRUCTION RELATED SERVICES
- SECTION 8.0 - LIMITATIONS

2.0 SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

Project information has been provided to us in correspondence with you. It is our understanding the proposed project will consist of constructing a new 2,000 square foot commercial storage building with flexible asphalt parking areas and a stormwater management facility area. We anticipate that approximately no greater than one to two feet of fill be placed within the proposed building and pavement areas. We assume the maximum wall and column loads will not exceed 8 kips per linear foot and 75 kips, respectively.

Our recommendations are based upon the above considerations. If any of this information is incorrect, or if you anticipate any changes, inform Universal Engineering Sciences so that we may review our recommendations.

2.2 PURPOSE

The purposes of this investigation were:

- to investigate the general subsurface conditions at the site;
- to interpret and review the subsurface conditions with respect to the proposed construction;
- to provide geotechnical engineering recommendations for foundation support, pavement design and site preparation; and,
- to provide geotechnical engineering recommendations for stormwater management design.

This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. Universal Engineering Sciences would be pleased to perform these services, at your request.
Our investigation was confined to the zone of soil likely to be influenced by the proposed construction. Our work did not address the potential for surface expression of deep geological conditions, such as sinkhole development related to karst activity. A deep geological evaluation requires a more extensive range of field services than performed in this study.

2.3 FIELD INVESTIGATION

2.3.1 Borings

The subsurface conditions within the proposed pavement and septic tank areas were investigated with five (5) Standard Penetration Test (SPT) borings (designated B-1 through B-5) advancing to a depth of approximately 10 feet each below existing grade, and within the proposed building area, we performed one (1) SPT boring (designated B-6) advancing to a depth of approximately 20 feet below existing grade. In the proposed stormwater area, we performed two (2) auger borings (designated P-1 and P-2) advancing to a depth of approximately 20 feet each below existing grade. We performed the Standard Penetration Tests and auger borings according to the procedures of ASTM D-1586 and ASTM D-1452 respectively.

The borings were located by our field personnel using GPS coordinates, and should be considered accurate only to the degree implied by the method used. The locations of the borings are presented on the attached Boring Location Plan in Appendix A. Also, we were provided with a topographic survey for the site which we utilized to interpolate the boring excavations.

Samples obtained from the borings were transported to our laboratory for further evaluation. Samples of the soils encountered will be held in our laboratory for your inspection for 60 days unless we are notified otherwise.

2.4 LABORATORY INVESTIGATION

2.4.1 Index Testing

The soil samples recovered from the soil borings were returned to our laboratory and then a UES Engineer visually examined and reviewed the field descriptions. The soils were classified in accordance with the Unified Soil Classification System (USCS). We performed tests on selected soil samples consisting of No. 200 wash gradations to help in classification of the soils. The results of the tests are on the Boring Profiles in Appendix A.

3.0 FINDINGS

3.1 SUBSURFACE CONDITIONS

The boring locations and detailed subsurface conditions are illustrated in Appendix A: Boring Location Plan and Subsurface Profiles. The classifications and descriptions shown on the profiles are based upon visual characterizations of the recovered soil samples. Also, see Appendix A: Key to Boring Log, for further explanation of the symbols and placement of data on the Subsurface Profiles. The following discussion summarizes the soil conditions encountered.

The results of the SPT borings generally indicated the presence of topsoil within the upper approximate 1.0 foot underlain by loose to dense fine sand (SP) to the deepest boring termination depth of approximately 20 feet below existing grade.

The results of the auger borings generally indicated the presence of topsoil within the upper approximate 1 foot underlain by fine sand (SP) and fine sand with silt (SP-SM) to the boring termination depth of approximately 20 feet below existing grade.
3.2 GROUNDWATER

The groundwater levels at the recently performed boring locations were measured between approximately 1.5 and 5.0 feet below existing grade. It is our opinion the estimated normal seasonal high groundwater levels to be approximately one foot above the measured levels. This indicates groundwater may rise above grade during significant rainfall events. Also, it should be noted the estimated seasonal high water level does not provide any assurance groundwater levels will not exceed these estimated levels during any given year in the future. Should impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might once again exceed our seasonal high estimates. The depths of the groundwater levels encountered at the boring locations are presented on the Subsurface Profiles.

We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

4.0 FOUNDATION AREA RECOMMENDATIONS

4.1 GENERAL

The following recommendations are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. If the structural loadings, construction locations, or grading information change from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

Additionally, if subsurface conditions are encountered during construction, which were not encountered in the borings, report those conditions immediately to us for observation and recommendations.

4.2 STRUCTURE FOUNDATIONS

Based on the results of our subsurface exploration, we consider the subsurface conditions at the site favorable for support of the proposed structures when constructed on a properly designed shallow foundation system. Provided the soils are prepared in accordance with the Site Preparation Section of this report, the following parameters may be used for foundation design.

4.2.1 Bearing Pressure

The maximum allowable net soil bearing pressure for shallow foundations should not exceed 2,500 pounds per square foot (p.s.f.). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

4.2.2 Foundation Size

The minimum widths recommended for any isolated column footing and continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these width recommendations should control the size of the foundations.
4.2.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the exterior final grades and the interior footings should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement to the bearing level soils. We recommend storm-water and surface water be diverted away from the building exterior, both during and after construction, to reduce the possibility of erosion beneath the exterior footings.

4.2.4 Bearing Material

The foundations may bear on either the compacted suitable natural soils or compacted structural fill. The bearing level soils, after compaction, should exhibit densities of at least 95 percent of the maximum dry density of the bearing soils as determined by ASTM D-1557 (Modified Proctor), to the depth described subsequently in the Site Preparation section of the report. In addition to compaction, the bearing soils must exhibit stability and be free of “pumping” conditions.

4.2.5 Settlement Estimates

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from offsite sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structures are based upon the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlement of the structures.

Due to the sandy nature of the surficial soils, following the compaction operations, we expect a significant portion of settlement to be elastic in nature. This settlement is expected to occur relatively quickly, upon application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data which we have correlated to the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structures to be approximately one inch or less.

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. Based on the subsurface conditions as determined by our borings, it is anticipated that differential settlements will be within tolerable limits.

4.3 SITE PREPARATION FOR SHALLOW FOUNDATIONS

We recommend the following site preparation procedures for the building area:

1. Prior to construction, the location of existing underground utility lines within the construction area should be established. Provisions should then be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structures.
2. Strip the proposed construction limits of all grass, roots, topsoil, and other deleterious materials within and 5 feet beyond the perimeter of the proposed structures. Expect initial clearing and grubbing to depths of approximately 6 to 12 inches.

3. Compact the exposed surface using tracked dozer or vibratory equipment. We recommend that vibratory equipment be operated in static mode within 75 feet of any existing structures. The upper one foot of soils below the exposed surface within the building area should be improved to achieve a minimum compaction requirement of 95% of the Modified Proctor Test (ASTM D-1557). We recommend the compacted soils exhibit moisture content within 2 percent of the soils optimum moisture content as determined by the Modified Proctor Test (ASTM D-1557). Should the soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated and (1) the disturbed soils removed and backfilled with dry structural fill soils which are then compacted, or (2) the excess moisture content within the disturbed soils allowed to dissipate before recomping.

4. Test the compacted surface for compliance at a minimum of one location per 2,500 square feet of each building area, or at a minimum of 3 locations.

5. Place the fill material, as required. The fill should consist of "clean," fine sand with less than 5 percent soil fines. You may use fill materials with soil fines between 5 percent and 10 percent, but strict moisture control may be required. Place fill in uniform 10 to 12-inch loose lifts and compact each lift to a minimum density of 95 percent of the Modified Proctor maximum dry density. We recommend the compacted soils exhibit moisture content within 2 percent of the soils optimum moisture content as determined by the Modified Proctor Test (ASTM D-1557). If light compaction equipment is used, we recommend the lift thickness be reduced to 8 inch thick lifts.

6. Perform compliance tests within each lift of fill at a minimum of one location per lift per 2,500 square feet of each building area, or at a minimum of 3 locations.

7. Compact and test footing cuts for compaction to a depth of one foot below bearing level. We recommend that you test one out of every four (25 percent) column footings and perform one test per every 50 linear feet of wall footing. Compaction operations in confined areas, such as footing excavations, can best be performed with a lightweight vibratory sled or other hand-held compaction equipment.

5.0 PAVEMENT AREA RECOMMENDATIONS

5.1 GENERAL

As discussed, it is anticipated a flexible asphaltic pavement section may be utilized for the subject project.

5.2 FLEXIBLE ASPHALTIC PAVEMENT

Because traffic loadings are commonly unavailable, we have generalized our pavement design into two groups. The group descriptions and the recommended component thicknesses are presented in Table 1 below.
Table 1: Pavement Component Recommendations

<table>
<thead>
<tr>
<th>Traffic Group</th>
<th>Component Thickness (Inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Stabilized Subgrade</td>
</tr>
<tr>
<td>Parking lots - light duty</td>
<td>12</td>
</tr>
<tr>
<td>Parking lots - heavy duty</td>
<td>12</td>
</tr>
</tbody>
</table>

5.3 STABILIZED SUBGRADE

We recommend that subgrade materials be compacted in place according to the requirements in the "Site Preparation" section of this report. Further, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 percent as specified by Florida Department of Transportation (FDOT) requirements for Type B Stabilized Subgrade.

Further, the stabilized subgrade can be imported material or a blend of on-site soils and imported materials. If a blend is proposed, we recommend that the contractor perform a mix design to find the optimum mix proportions.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base course can be properly placed and compacted. Depending upon the soil type, the subgrade material may have sufficient stability to provide the needed support without additional stabilizing material. Generally speaking, sands with silt or clay typically have sufficient stability and may not require additional stabilizing material. Conversely, relatively "clean" sands may not provide sufficient stability in order to adequately construct the base course.

5.4 BASE COURSE

We recommend that the base course consist of either limerock or graded crushed aggregate (crushed concrete).

5.4.1 Limerock

Limerock should have a minimum LBR of 100 percent and should be mined from an FDOT approved source. Place limerock in maximum 6-inch lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density.

5.4.2 Crushed Concrete Base

Crushed concrete should be supplied by an approved plant with quality control procedures. The crushed concrete stockpiled should be free of sandy pockets, foreign materials, and uncrushed particles. We recommend the following specifications be enforced.

a) Crushed concrete shall not contain lumps, balls or pockets of sand or clay sized material in sufficient quantity as to be detrimental to the proper binding, finishing or strength of the crushed concrete base.

b) Samples of base course materials shall be supplied to the engineer prior to use in the work. Additional samples shall be furnished during construction, as necessary.

c) At least 97 percent (by weight) of the material shall pass a 3-1/2 inch sieve and the material shall be graded uniformly down to dust. The fine material shall consist entirely of
dust or fracture. All crushing or breaking-up which might be necessary in order to meet such size requirements shall be done before the material is placed on the road.

d) The base shall be bladed and shaped to conform to the typical sections as shown on the plans. Then the base shall be compacted by rolling with a combination of steel wheel and rubber tired rollers until an average density of 98 percent of the maximum density obtainable under AASHTO Method T-180 is reached. The base shall have an average LBR of not less than 130. The LBR value of material produced at a particular source shall be determined in accordance with an approved quality control procedure.

Testing shall be performed at the following frequency:

1) Perform in-place density tests on crushed concrete base at a frequency of 2 tests per pavement area or 1 test per 300 linear feet whichever is greater

2) Perform Limerock Bearing Ratio tests at a frequency of 1 test per visual change in material and a minimum of 1 test per pavement area or every 15,000 square feet whichever is greater.

3) Engineer should perform a final visual base inspection prior to placement of prime or tack coat and paving.

5.5 SURFACE COURSE

In light duty areas where there is occasional truck traffic, but primarily passenger cars, we recommend using an asphaltic concrete, FDOT Type SP 9.5. In heavy duty areas where truck traffic is predominant, we recommend using an asphaltic concrete, FDOT Type SP 12.5.

It should be noted if a more aesthetically pleasing asphalt surface (finer aggregate) is required a layer of FC-9.5 or FC-12.5 asphalt can be placed. A ½ inch of FC asphalt can be placed above the SP asphaltic concrete. However this may result in increased costs.

Asphaltic concrete mixes should be a current FDOT approved design of the materials actually used. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design requirements. Compact the asphalt to a minimum of 90 percent of the Gmm (maximum voidless specific gravity).

After placement and field compaction, core the wearing surface to evaluate material thickness and to perform laboratory densities. Obtain cores at frequencies of at least one core per 3,000 square feet of placed pavement or a minimum of two cores per day's production.

In parking lots, for extended life expectancy of the surface course, we recommend applying a coal tar emulsion sealer at least six months after placement of the surface course. The seal coat will help to patch cracks and voids, and protect the surface from damaging ultraviolet light and automobile liquid spillage. Please note that applying the seal coat prior to six months after placement may hinder the “curing” of the surface course, leading to its early deterioration.

5.6 CURBING

We recommend that curbing around landscaped sections adjacent to the parking lots and driveways be constructed with full-depth curb sections. Using extruded curb sections which lie directly on top of the final asphalt level, or eliminating the curbing entirely, may not significantly impede the migration of irrigation water from the landscape areas to the interface between the asphalt and the base. This migration often causes separation of the wearing surface from the base and subsequent rippling and pavement deterioration. It is recommended that the subgrade below the curbing be stabilized to a minimum LBR of 40.
5.7 CONSTRUCTION TRAFFIC

Light duty roadways and incomplete pavement sections will not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section be designed for these loadings.

5.8 EFFECTS OF GROUNDWATER

We recommend that all pavement sections analyses incorporate the seasonal high groundwater conditions. We recommend that the groundwater table be maintained, by permanent dewatering means if necessary, below the bottom of the base course of any pavement construction per the following table:

<table>
<thead>
<tr>
<th>Type of Base</th>
<th>Separation (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limerock</td>
<td>18</td>
</tr>
<tr>
<td>Crushed Concrete</td>
<td>12</td>
</tr>
</tbody>
</table>

One of the most critical influences on the pavement performance in Central Florida is the relationship between the pavement subgrade and the seasonal high groundwater level. Many roadways and parking areas have been destroyed as a result of deterioration of the base and the base/surface course bond resulting from a high water table. **Regardless of the type of base selected, we recommend that the seasonal high groundwater and the bottom of the base course be separated by at least the amount presented in Table 2 above.**

5.9 SITE PREPARATION FOR PAVEMENTS

We recommend the following site preparation procedures:

1. Strip the proposed construction limits of all grass, roots, topsoil and other deleterious materials within, and 3 feet beyond, the proposed pavement limits. Expect initial clearing and grubbing to depths of approximately 6 to 12-inches.

2. Proof-compact the exposed surface with the light to medium roller until you maintain density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557) to a depth of 1 foot below the exposed surface, with the exception that densities of at least 98 percent should be obtained in the upper 12 inches below base course. We recommend the compacted soils exhibit moisture content within 2 percent of the soils optimum moisture content as determined by the Modified Proctor Test (ASTM D-1557). **Vibratory equipment should be operated in static mode within 75 feet of adjacent structures.**

3. Should the soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated and (1) the disturbed soils removed and backfilled with dry structural fill soils which are then compacted, or (2) the excess moisture content within the disturbed soils allowed to dissipate before recompacting.

4. Test the compacted surface for density at a frequency of not less than one test per 300 linear feet of roadway area (minimum three locations per pavement area).

5. Place and compact backfill and fill material, as required. The fill should consist of “clean,” fine sand with less than 5 percent soil fines. You may use fill materials with soil fines
between 5 percent and 10 percent, but strict moisture control may be required. Place fill in uniform 10 to 12-inch loose lifts and compact each lift to a minimum density of 95 percent of the Modified Proctor maximum dry density with the exception that densities of at least 98 percent should be obtained within the upper one foot below base course. We recommend the compacted soils exhibit moisture content within 2 percent of the soils optimum moisture content as determined by the Modified Proctor Test (ASTM D-1557).

6. Perform compliance tests within each lift of fill at a frequency of not less than one test per 300 linear feet of roadway area.

6.0 STORMWATER DESIGN RECOMMENDATIONS

6.1 GENERAL

For a dry bottom retention facility, performance will be significantly influenced by the soil permeability and the vertical separation between the bottom and the seasonal high groundwater level. A wet retention facility should be excavated to a depth necessary to obtain a sufficient water depth to limit growth of aquatic vegetation.

If requested, UES can assist in evaluating the facility design exfiltration rates, under-drains and/or groundwater base-flow as pond geometry and storm-water volume requirements become available.

6.2 SOIL PERMABILITY

Three (3) Laboratory Falling-head Saturated Vertical Permeability Tests were performed on relatively undisturbed soil samples. The samples were obtained using thin-walled tube sampling techniques (Shelby Tube). The results of the tests, in feet per day, describe the coefficient of hydraulic conductivity (Permeability) of the soils and are presented on the attached Subsurface Profiles. The measured permeability rates should not be construed to represent the actual pond exfiltration rates.

Upon evaluation of regional and local geology, we have evaluated that the characteristics of the soils within the vicinity of this project are comprised of sedimentary soils which often exhibit thin, alternating layers. Generally, in relatively homogeneous natural deposits where stratification may result from particle orientation, the Permeability in the Horizontal direction can be somewhat greater than that in the Vertical direction. Based on our experience, the estimated coefficient of Horizontal Permeability typically is on the order of 1.5 and 2 times greater than the Vertical Permeability for SP-SM and SP soil types, respectively. The results of the permeability tests are located in Appendix A.

6.2 BORROW SUITABILITY

The borings were performed to provide an indication of the suitability of excavated soils from the proposed stormwater management area for use as structural fill soil. Based on the boring results and classification of the soil samples, the fine sand (SP) and fine sand with silt (SP-SM) as encountered at the boring locations, are suitable for use as structural fill soil. Because the fine sand with silt (SP-SM) significantly retains moisture, strict moisture control may be required during placement and compaction operations to avoid moisture related instability.

It should be anticipated the soils in the proposed pond areas that are below the groundwater level will have moisture contents in excess of the Modified Proctor optimum moisture content and will require stockpiling or spreading to bring the moisture content within 2 percent of the soil’s optimum moisture content corresponding to the required degree of compaction.
7.0 CONSTRUCTION RELATED SERVICES

We recommend the owner retain Universal Engineering Sciences to perform construction materials tests and observations on this project. Field tests and observations include verification of foundation subgrades by monitoring filling operations and performing quality assurance tests on the placement of compacted natural soils and structural fill. We can also perform concrete testing, pavement section testing, structural steel testing and other construction materials testing services.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.

8.0 LIMITATIONS

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. An Association of Engineering Firms Practicing in the Geosciences (ASFE) publication, “Important Information about Your Geotechnical Engineering Report” appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.
APPENDIX A

BORING LOCATION PLAN
SUBSURFACE PROFILES
SOILS CLASSIFICATION CHART
LEGEND

△ APPROXIMATE LOCATION OF AUGER BORING

◆ APPROXIMATE LOCATION OF STANDARD PENETRATION TEST (SPT) BORING

BORING LOCATION PLAN

PROJECT:
GEOTECHNICAL EVALUATION
STORAGE FACILITY
5135 COLBERT LANE
PALM COAST, FLORIDA

DRAWN BY: MKL
DATE: 02/18/19
PROJECT NO.: 0430.1900014.0000

CHECKED BY: BP
DATE: 02/18/19
REPORT NO.: 134415
**SYMBOLS**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>No. of blows of a 140-lb weight falling 30 inches required to drive standard spoon 1 foot.</td>
</tr>
<tr>
<td>WOR</td>
<td>Weight of Drill Rods</td>
</tr>
<tr>
<td>WOH</td>
<td>Weight of Drill Rods and Hammer</td>
</tr>
<tr>
<td>% REC</td>
<td>Percent Core Recovery from Rock Core Drilling</td>
</tr>
<tr>
<td>RQD</td>
<td>Rock Quality Designation</td>
</tr>
<tr>
<td>EOB</td>
<td>End Of Boring</td>
</tr>
<tr>
<td>BT</td>
<td>Boring Terminated</td>
</tr>
<tr>
<td>-200</td>
<td>Finer Content or % Passing No. 200 Sieve</td>
</tr>
<tr>
<td>MC</td>
<td>Moisture Content</td>
</tr>
<tr>
<td>LL</td>
<td>Liquid Limit</td>
</tr>
<tr>
<td>PI</td>
<td>Plasticity Index</td>
</tr>
<tr>
<td>K</td>
<td>Coefficient of Permeability</td>
</tr>
<tr>
<td>O.C.</td>
<td>Organic Content</td>
</tr>
<tr>
<td>V</td>
<td>Estimated seasonal high groundwater level</td>
</tr>
<tr>
<td>W</td>
<td>Measured groundwater level at time of drilling</td>
</tr>
</tbody>
</table>

**RELATIVE DENSITY**
(sand-silt)

- Very Loose - Less Than 4 Blows/ft.
- Loose - 4 to 10 Blows/ft.
- Medium - 11 to 30 Blows/ft.
- Dense - 31 to 50 Blows/ft.
- Very Dense - More Than 50 Blows/ft.

**CONSISTENCY**
(clay)

- Soft - 2 to 4 Blows/ft.
- Medium - 5 to 8 Blows/ft.
- Stiff - 9 to 15 Blows/ft.
- Very Stiff - 16 to 30 Blows/ft.

**RELATIVE HARDNESS**
(Limestone)

- Soft - 100 Blows for more than 2"
- Hard - 100 Blows for less than 2"

**UNIFIED CLASSIFICATION SYSTEM**

<table>
<thead>
<tr>
<th>MAJOR DIVISIONS</th>
<th>GROUP SYMBOLS</th>
<th>TYPICAL NAMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEAN GRAVELS</td>
<td>GW</td>
<td>Well-graded gravels and gravel-sand mixtures, little or no fines</td>
</tr>
<tr>
<td>GRAVELS WITH FINES</td>
<td>GP</td>
<td>Well-graded gravels and gravel-sand mixtures, little or no fines</td>
</tr>
<tr>
<td>SANDS</td>
<td>GM</td>
<td>Silty gravels, gravel-sand-silt mixtures</td>
</tr>
<tr>
<td>SANDS WITH FINES</td>
<td>GC</td>
<td>Clayey gravels, gravel-sand-clay mixtures</td>
</tr>
<tr>
<td>SILTS AND CLAYS</td>
<td>SW</td>
<td>Well-graded sands and gravely sands, little or no fines</td>
</tr>
<tr>
<td>SANDS WITH FINES</td>
<td>SP</td>
<td>Well-graded sands and gravely sands, little or no fines</td>
</tr>
<tr>
<td>SILTS AND CLAYS</td>
<td>SM</td>
<td>Silty sands, sand-silt mixtures</td>
</tr>
<tr>
<td>SANDS WITH FINES</td>
<td>SC</td>
<td>Clayey sands, sand-clay mixtures</td>
</tr>
</tbody>
</table>

**FINER GRAINED SOILS**
(5% or more passing No. 200 sieve)

<table>
<thead>
<tr>
<th>MAJOR DIVISIONS</th>
<th>GROUP SYMBOLS</th>
<th>TYPICAL NAMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SILTS AND CLAYS</td>
<td>ML</td>
<td>Inorganic silts, very fine sands, rock flour, silty or clayey fine sands</td>
</tr>
<tr>
<td>SANDS WITH FINES</td>
<td>OL</td>
<td>Organic silts and organic silt clay of low plasticity</td>
</tr>
<tr>
<td>SILTS AND CLAYS</td>
<td>OH</td>
<td>Organic clays of high plasticity, tef clayes</td>
</tr>
<tr>
<td>SANDS WITH FINES</td>
<td>OH</td>
<td>Organic clays of medium to high plasticity</td>
</tr>
<tr>
<td>FINES</td>
<td>PT</td>
<td>Pisol, muck and other highly organic soils</td>
</tr>
</tbody>
</table>

*Based on the material passing the 3-in (75 mm) sieve.
** Use dual symbol (such as SP-SM and SP-SC) for soil with more than 5% but less than 12% passing through No. 200 sieve.

**MODIFIERS**

These modifiers provide our estimate of the amount of minor constituents (SILT or CLAY sized particles) in the soil sample.

- Trace - 5% or less
- With SILT or with CLAY - 6% to 11%
- SILTY or CLAYEY - 12% to 30%
- Very SILTY or Very CLAYEY - 31% to 50%

These modifiers provide our estimate of the amount of organic components in the soil sample.

- Trace - 1% to 2%
- Few - 3% to 4%
- Some - 5% to 8%
- Many - Greater than 8%

These modifiers provide our estimate of the amount of other components (Shell, Gravel, Etc.) in the soil sample.

- Trace - 5% or less
- Few - 6% to 12%
- Some - 13% to 30%
- Many - 31% to 50%
APPENDIX B

LABORATORY TESTING PROCEDURES
DESCRIPTION OF LABORATORY TESTING PROCEDURES

LABORATORY PERMEABILITY TEST

The laboratory permeability test is a Falling Head Test that is performed on soil samples recovered from this site. The data recovered from this test are used to calculate Darcy's Coefficient of Permeability (k) of the soil.

WASH 200 TEST

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

ORGANIC CONTENT TESTS

The organic content test is performed by weighing a sample before and after placing in a high temperature oven which burns the organic material in the sample. The percent of organic material by weight is then calculated.

MOISTURE CONTENT DETERMINATION ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS

The Atterberg Limits consist of the Liquid Limit (LL) and the Plastic Limit (PL). The LL and PL were determined in general accordance with the latest revision of ASTM D-4318. The LL is the water content of the material denoting the boundary between the liquid and plastic states. The PL is the water content denoting the boundary between the plastic and semi-solid states. The Plasticity Index (Pl) is the range of water content over which a soil behaves plastically and is denoted numerically by as the difference between the LL and the PL. The water content of the sample tested was determined in general accordance with the latest revision of ASTM D-2216. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

CONSOLIDATION TESTING

A single selected portion of the undisturbed sample was extruded from the 3-inch diameter sample tube for consolidation testing. The selected sample was trimmed and confined into a stainless steel disc having a diameter of 2.5 inches and a height of 1 inch. The disc was then "sandwiched" between 2 porous stones, saturated and subjected to incrementally increasing loads. The resulting deformation of the sample within the steel disc was measured using a micrometer gauge.
APPENDIX C

GENERAL CONDITIONS
CONSTRAINTS AND RESTRICTIONS AND
IMPORTANT INFORMATION ABOUT YOUR
GEOTECHNICAL ENGINEERING REPORT
SECTION 1: RESPONSIBILITIES

1. Universal Engineering Sciences, Inc. ("UES"), has the responsibility for providing the services described under the Scope of Services section. The work to be performed, according to accepted standards of care, and is to be completed in a timely manner. The term “UES” as used herein includes all of Universal Engineering Sciences, Inc.'s agents, employees, professional staff, and subcontractors.

2. The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

3. The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES’s provision of the services so described, unless otherwise agreed upon by both parties.

4. Universal will not be responsible for scheduling our services or will not be responsible for tests or inspections that are not performed due to a failure to schedule our services on the project or any resulting damages.

5. PURSUANT TO FLORIDA STATUTES §558.0035, ANY INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION 2: STANDARD OF CARE

2.1 Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made.

2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

2.3 Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the services are to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

2.4 Should UES be retained to provide threshold inspection services under Florida Statutes §553.79, Client acknowledges that UES’s services thereunder do not constitute a guarantee that the construction in question has been properly designed or constructed, and UES’s services do not replace any of the obligations or liabilities associated with any architect, contractor, or structural engineer. Therefore it is explicitly agreed that the Client will not hold UES responsible for the proper performance of service by any architect, contractor, structural engineer or any other entity associated with the project.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

3.2 The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES’s prevailing fee schedule and expense reimbursement policy.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Soil or water samples obtained from the project during performance of the work shall remain the property of the Client. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

4.2 UES will dispose of or return to Client all remaining soils and rock samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

4.3 Samples which are contaminated by petroleum products or other chemical waste will be returned to Client for treatment or disposal, consistent with all appropriate federal, state, or local regulations.

SECTION 5: BILLING AND PAYMENT

5.1 UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES’s time, UES’s expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP AND USE OF DOCUMENTS

6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

6.4 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other party or used or relied upon by any such party without the express written consent of UES.
SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. UES and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. UES and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 UES agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold UES harmless for any and all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Client agrees that UES's liability for any damage on account of any breach of contract, error, omission or other professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $400.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SECTION 9: INSURANCE

9.1 UES represents and warrants that it and its agents, staff and consultants employed by it, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save UES harmless for loss, damage or liability arising from acts by Client, Client's agent, staff, and other UES's employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to alternative dispute resolution (ADR) such as mediation or arbitration, before and as a condition precedent to other remedies provided by law, including the commencement of litigation.

10.2 If a dispute arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then:
   (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where UES's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and
   (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses.

11.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor UES may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these Terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

SECTION 14: INTEGRATION CLAUSE

14.1 This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein.

14.2 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.
WARRANTY
Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS
We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT
Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION
This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS
Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES
Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING
Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS
Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS
All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME
This report reflects the soil conditions at the time of investigation. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.
Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared solely for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. And no one — not even you — should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client’s goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:
- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:
- the function of the proposed structure, as when it’s changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, always inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. Do not rely on a geotechnical-engineering report whose adequacy may have been affected by: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. Contact the geotechnical engineer before applying this report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report’s Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. Confirmation-dependent recommendations are not final, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual subsurface conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report’s confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations’ applicability.

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members’ misinterpretation of geotechnical-engineering reports has resulted in costly
problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team’s plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer’s Logs
Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, but recognize that separating logs from the report can elevate risk.

Give Constructors a Complete Report and Guidance
Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, but preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report’s accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. Be sure constructors have sufficient time to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely
Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered
The equipment, techniques, and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated environmental problems have led to numerous project failures. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. Do not rely on an environmental report prepared for someone else.

Obtain Professional Assistance To Deal with Mold
Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the express purpose of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold-prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical-engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; none of the services performed in connection with the geotechnical engineer’s study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance
Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.
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: PLANNING DEPARTMENT

TRC comments

1-Sheet 1 of 2 of survey general note # 2 and #7 references Brevard County please revise
2-Site location map omitted adjacent street information
3-Sheet 2 of 2 of survey verify 5 foot drainage and utility easement on south and east parcel boundary of cut out parcel.
4-Drawing # 5 bench mark # 2 & #3 labeled as # 1
5-"type III silt fence " note is at edge at Colbert land relocate accordingly
6-Drawing # 7 gen note 12 references commercial impact fees correct as needed.
7-Drawing # 7 general note 14 should be deleted
8-Drawing # 7 discussion requesting on drive isle width
9-Drawing # 9 bench mark #2 & #3 labeled as # 1
10-Handicapped provided does not meet minimum ADA compliance

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

TRC comments.

1 Septic system permit required prior to system installation. System to be sized for 200 sqft office, with an estimated sewage flow of 200 gallons per day. Application for septic system construction to be obtained at the Florida Department of Health in Flagler County Environmental Health Office.

2 Registered Limited Use Commercial Water System required for potable water service. Clearance sampling for bacteria, nitrate, and lead required, along with an annual bacteriological sample will be required. Limited Use Commercial Public Water System shall be permitted through the Department of Health in Flagler County. Applications for both well construction and water system construction to be obtained at Department of Health in Flagler County Environmental Health Office.

REVIEWING DEPARTMENT: BUILDING DEPARTMENT

TRC comments

No comments at this time
REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

TRC comments

1-The entrance should be squared off with a turn around. So that future development to the north that uses the driveway will not have to work on adjacent properties.

2-The culvert in the ROW will need to be a 24" pipe.

3-The runoff from the driveway shall be directed toward the site.

4-The stormwater calculations will need to incorporate the portion of the right-of-way that drains through the site. It also appears that there will be ponding of the water prior to discharge through the site in the pre-development conditions. Please address.

5-Provide a map that shows the path of positive outfall.

6-Was the ICPR input in the calculations?

7-Note that the pavement section will be inundated with the 25yr storm.

8-Further comments may be generated with additional submittals.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

TRC comments

No comments

REVIEWING DEPARTMENT: FIRE INSPECTOR

TRC comments

No comments at this time
March 27, 2019

Adam Mengel  
Flagler County  
Planning & Growth Management  
1769 East Moody Boulevard  
Bunnell, FL 32110  
(386) 313-4065

RE:  FLAGLER TOY STORAGE (3172-SDP)  
5135 COLBERT LANE

Dear Adam:

Please find enclosed the following information for the above referenced project:

- (13) Site Plan Drawings – Signed and Sealed  
- (2) Stormwater Report – Signed and Sealed  
- (2) Record Plats, Palm Coast Plantation PUD Unit 2  
- (1) CD-ROM

The following comments are in response to Flagler County Technical Review Committee comments:

**Fire Marshal:**
Response: To comply with NFPA code, all covered parking has been removed from proposed plans. All parking on site is now un-covered.

**Planning Department:**

1. Sheet 1 of 2 of survey general note #2 and #7 references Brevard County please revise. **Response: Acknowledged, Brevard County references have been corrected to Flagler County.**  
2. Site location map omitted adjacent street information. **Response: Adjacent street information added to Sheet 01, Location map.**  
3. Sheet 2 of 2 of survey verify 5-foot drainage and utility easement on south and east parcel boundary of cut out parcel. **Response: 5-foot drainage & utility easement platted in Palm Coast Plantation PUD Unit 2, Book 33 Page 54, General Notes #6.**  
4. Drawing #5 bench mark #2 & #3 labeled as #1. **Response: Acknowledged, labels have been corrected to match on-sheet data.**  
5. "Type III silt fence " note is at edge at Colbert land relocate accordingly. **Response: Acknowledged, note has been removed.**  
6. Drawing #7 gen note 12 references commercial impact fees correct as needed. **Response: Acknowledged, note has been removed.**  
7. Drawing #7 general note 14 should be deleted. **Response: Note has been deleted.**  
8. Drawing #7 discussion requesting on drive isle width. **Response: Drive aisle width issue was discussed and resolved in the March 20 TRC meeting.**
9. Drawing #9 bench mark #2 & #3 labeled as #1. Response: Acknowledged, labels have been corrected.

10. Handicapped provided does not meet minimum ADA compliance. Response: Acknowledged. Per discussion in the TRC meeting the site plan has been revised to include a 3’ wide access path between the office door and handicap parking space.

**Environmental Health Department:**

1. Septic system permit required prior to system installation. System to be sized for 200 sqft office, with an estimated sewage flow of 200 gallons per day. Application for septic system construction to be obtained at the Florida Department of Health in Flagler County Environmental Health Office. Response: Acknowledged, note added to Sheet 12 Utility Plan, Septic Notes.

2. Registered Limited Use Commercial Water System required for potable water service. Clearance sampling for bacteria, nitrate, and lead required, along with an annual bacteriological sample will be required. Limited Use Commercial Public Water System shall be permitted through the Department of Health in Flagler County. Applications for both well construction and water system construction to be obtained at Department of Health in Flagler County Environmental Health Office. Response: Acknowledged, instruction added to Sheet 12 Utility Plan, Well Notes.

**Development Engineering:**

1. The entrance should be squared off with a turn around. So that future development to the north that uses the driveway will not have to work on adjacent properties. Response: Acknowledged, entrance bend has been squared to provide connection for future development. 6’ back-up turn around has been added per TRC meeting discussion.

2. The culvert in the ROW will need to be a 24” pipe. Response: Acknowledged, culvert has been up-sized to 19”x30” (24” equivalent) elliptical RCP.

3. The runoff from the driveway shall be directed toward the site. Response: Driveway grades have been revised & curbing added to convey driveway runoff to the on-site stormwater system.

4. The stormwater calculations will need to incorporate the portion of the right-of-way that drains through the site. It also appears that there will be ponding of the water prior to discharge through the site in the pre development conditions. Please address. Response: Acknowledged, please see revised stormwater report.

5. Provide a map the shows the path of positive outfall. Response: Acknowledged, map added to Stormwater Report, Appendix E.

6. Was the ICPR input in the calculations? Response: Yes, inputs for all ICPR simulation components can be found in Stormwater Report, Appendices B, C, & D.

7. Note that the pavement section will be inundated with the 25yr storm. Response: Acknowledged, inlet elevations are set per SJRWMD criteria.

8. Further comments may be generated with additional submittals. Response: Acknowledged, thank you.
If you have any questions or need additional information, please feel free to call or email me at Shamus@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

[Signature]

Shamus Schroeder, EI
Project Manager, Newkirk Engineering, Inc.
DESTRUCTION AND SWPPP NOTES:

ALL TYPICAL EROSION CONTROL AND SWPPP REQUIREMENTS SHALL BE IMPLEMENTED AND APPROVED BY THE LOCAL ZONING COMMISSION. RESTRICTIONS AND REMOVAL OF MATERIALS AND VEGETATION SHAL BE DISCUSSED PRIOR TO WORK BEGGINING.

1. THE CONTRACTOR SHALL PROVIDE A PRECONSTRUCTION MEETING WITH THE COUNTY AS SPECIFIED PRIOR TO WORK BEGGINING.

2. THE SITE SHALL BE LEVELLED AND ALL VEGETATION REMOVED PRIOR TO THE APPROXIMATE UNIT CONSULTATION WITH THE COUNTY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTORS TO PLACE THE COUNTY UTILITIES, SHAL NOT BE RESPONSIBLE FOR EXISTING COUNTY UTILITIES, BUT WILL BE RESPONSIBLE FOR THE MANAGEMENT OF THE COUNTY UTILITIES.

4. ALL PAINTING INSTRUCTIONS SHALL BE PROVIDED TO THE COUNTY ENGINEER.

5. COMPLIES THE COUNTY ENGINEER MAY BE ADVISED TO COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.

6. THE CONTRACTOR SHALL ADHERE TO THE COUNTY ZONING REQUIREMENTS.

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SWPPP INSPECTIONS AND RECORD KEEPING:

EXCERPT ON RECORDS OF SWPPP INSPECTIONS TO BE MAINTAINED ON-SITE AND SUBMITTED TO THE LOCAL ZONING COMMISSION. NO AREAS SHALL BE COVERED WITH FILTER FABRIC.

CEDAR FIELD START OF CONSTRUCTION.

REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

ELECTRIC IN THE RIGHT-OF-WAY.

TO THE RETAIN SHALL OCCUR THAT WILL BE COVERED WITH FILTER FABRIC.

SHALL BE COVERED WITH FILTER FABRIC.

THE CONTRACTOR SHALL FILE WITH THE COUNTY, THE GENERAL CONSTRUCTION COMPANY. ADJUSTMENTS OF SWPPP INSPECTIONS AND RECORD KEEPING.

1" IP 1" = 40'

SCALE:

1" = 40'

DATE:

PROJECT NO:

1" IP 1" = 40'

SCALE:

1" = 40'

DATE:

PROJECT NO:

ELEVATIONS REFER TO NAVD 88. FEET AND DECIMAL INCH.

STORMWATER, DESIGN BY:

1" IP 1" = 40'

SCALE:

1" = 40'

DATE:

PROJECT NO:

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**Fence Details**

**Flagler Toy Storage**

1. **Tension Band Detail**
   - Tension Band (1/8" O.C. Max. and within 4" from top and bottom of fence)

2. **Brace Rail Clamp Details**
   - Brace Rail Clamp (Typ.)

3. **Brace Panel Detail**
   - Brace Panel When Ever Straight Runs Exceed 500 Feet.

4. **Steel Post Schedule**
   - Use and Section

<table>
<thead>
<tr>
<th>Fabric Width</th>
<th>Minimum Outside Dimensions (Nominal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2&quot; or less</td>
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<tr>
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<tr>
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<td>5.00&quot; X 5.00&quot;</td>
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5. **Extension Arm Details**
   - Extension Arm Details

6. **Grip Post**
   - Grip Post

7. **Grounding Detail**
   - Grounding Detail

8. **Top Rail**
   - Top Rail

9. **Brace Rail**
   - Brace Rail (Typ.)

10. **Line Post**
    - Line Post

11. **Concrete Base**
    - Concrete Base

12. **Corner Post**
    - Corner Post

**Notes:**

- All dimensions shown are to clarify requirements and are not intended to limit other types of fence sections and methods of installation that comply with the specifications.

- Wire ties, nails, posts, and braces shall be constructed on the secure side of the fence alignment. Chain-link fabric shall be placed on the side opposite the secure area.

- Unless specifically shown or specified, all fencing shall have an apron extended outward from the top of the foundation.

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REVISIONS
DATE

DESCRIPTION

3-6-19

40

0
40
GRAPHIC SCALE
1"=40'

80

17
VO

BUFFER E: 575'
X

X

X

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X

X

X

X

X

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X

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X

X

X

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COUNTY TRC COMMENTS

1
MGB

X

X

X

2
MGB

5' LANDSCAPE BUFFER

1
QV

9
SA

X

0

42

7

2

2

0

2
MGB
85
RI

29

29

0

OAK TREE

52

48

4

PALM TREE

16

14

2

PINE TREE

73

60

13

229

202

27

3
TD

X

MAPLE

TOTALS:

64
RI

1
QV

190
VO

1
MGB

X

106
LEG

X

0

X

5

137
LEG

X

5

1
QV

OFFICE
2,000 SF
FFE 13.00

X

HACKBERRY

44
IVS

X

49

X

ELM

3

X

3

CEDAR

1
IC

REMOVE REMAIN

X

BAY

EXISTING

X

ST. AUGUSTINE OR BAHIA SOD
(COORDINATE WITH OWNER)

SYMBOL

BUFFER D: 278'

QUANTITY OF PLANTS
PLANT CODE (SEE SCHEDULE)

NAME

1
IC

X

35
SS

TREE LEGEND / SYMBOLS / COUNT:

X

LEGEND

C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture

2
TD

www.Newkirk-Engineering.com

192
VW

X

1
QV

X

2
MGB

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794

X

X

8
QV

X

X

175
VO

X

X

5' LANDSCAPE BUFFER
25' LANDSCAPE BUFFER

X

5
QV

5' LANDSCAPE BUFFER

X

1
MGB
X

X

X

X

X
X
X
X
X

QUERCUS VIRGINIANA

LIVE OAK

12-14' HGT., 4" CAL. @ DBH

TD

10

TAXODIUM DISTICHUM

BALD CYPRESS

12-14' HGT., 4" CAL. @ DBH

SUBTOTAL

66

2
MGB

X

W

20
VO

X

25' LANDSCAPE BUFFER

1
MGB

97
LEG

4
MGB
X

ILLICIUM FLORIDANUM

FLORIDA ANISE

3 GAL., 18" HGT., FULL, 3' O.C.

IVS

44

ILEX VOMITORIA NANA

DWARF YOUPON HOLLY

3 GAL., 18"-20" HGT., FULL, 36" O.C.

LAC

57

LANTANA CAMARA

NEW GOLD

1 GAL., 16" SPR. FULL, 3' O.C.

LEG

340

LIRIOIPE MUSCARI

EVERGREEN GIANT

1 GAL., 16" HGT., 7 - 9 PIPS, 2.5' O.C.

RI

149

RAPHIOLEPIS INDICA

YEDDA HAWTHORNE

3 GAL., 16" HGT., FULL, 3' O.C.

SA

52

SCHEFFLERA ARBORICOLA

VARIEGATA SCHEFFLERA

3 GAL., 18"-20" HGT., FULL, 36" O.C.

VO

411

VIBURNUM ODORATISSIMUM

SWEET VIBURNUM

3 GAL., 36" HGT., FULL, 3' O.C.

VS

75

VIBURNUM SUSPENSUM

SANDANKWA VIBURNUM

3 GAL., 24" HGT., FULL, 3' O.C.

VW

192

VIBURNUM OBOVATUM

WALTER'S VIBURNUM

3 GAL., 16-18" HGT., FULL, 3' O.C.

SUBTOTAL

1475

TOTAL

1544

X

155

X

IL

1
MGB

2
QV
X

115
IL

X

3
QV

SHRUBS / GROUNDCOVER

37
LAC

9
VO

12-14' HGT., 30 GAL, 2" CAL. @ DBH

X

3

DAHOON HOLLY

X

SUBTOTAL

ILEX CASSINE

X

3

X

IC

1
QV

X

UNDERSTORY TREES

THIS DRAWING IS THE PROPERTY OF NEWKIRK
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WHOLE OR PART IS PROHIBITED WITHOUT THE
EXPRESSED WRITTEN CONSENT OF NEWKIRK
ENGINEERING COPYRIGHT 2013 ALL RIGHTS
RESERVED

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RLYA
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BUFFER A: 284'

20
LAC

3
LIS

50' LANDSCAPE BUFFER

R EGESTH
EA
RIC R

27

X

X

QV

1
IC

X

12-14' HGT., 3" CAL. @ DBH

BUFFER B: 300'

SOUTHERN MAGNOLIA

X

MAGNOLIA GRANDIFLORA

X

26

PALM COAST, FL 32137

X

MGB

2
TD

5135 COLBERT LANE

X

8-10' HGT., 2" CAL @ DBH

NO. 62971

S

LA533
STATE
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X

REMOVE ALL EXISTING UNDERBRUSH AND GROUND COVERS WITHIN LANDSCAPE BUFFERS. PRUNE
ALL TREES TO REMAIN IN ACCORDANCE WITH ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN
ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED
CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA).

X

TREE PRUNING NOTE:

X

30.

X

29.

X

28.

X

25.
26.
27.

CRAPE MYRTLE STD

FE

22.
23.
24.

LAGERSTROEMIA INDICA

PRO

21.

X

20.

3

HIT EC T
RKC
AR R E
O

19.

LIS

43
SA

X

18.

CANOPY TREES

1
QV

X

17.

SIZE REQUIREMENTS

COMMON NAME

X

16.

SCIENTIFIC NAME

X

15.

NO.

X

13.
14.

CODE

1
QV

X

12.

PLANT LIST

X

10.
11.

3
TD

X

9.

1
MGB
X

8.

75
VS

X

7.

1
QV

2
MGB

X

6.

BUFFER C: 291'

X

4.
5.

X

2.
3.

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS
DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF
FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY
THE LANDSCAPE ARCHITECT.
ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS
BAHIA SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED
AND FERTILIZED.
SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO
CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE
ARCHITECT.
THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE
CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST,
THE PLAN WILL PREVAIL.
ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO
NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE
OWNER.
ALL PLANTING BEDS SHALL BE TREATED WITH 'ROUND-UP' AND 'RONSTAR'. USE AS DIRECTED BY
MANUFACTURERS.
NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS
TO PROVIDE FOR FAIR COMPARISON.
EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND
UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND
ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED
TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE
CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING
PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES
SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT
OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR
THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL,
SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL
HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO
ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE
FASTENED TO A TREE.
ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS
REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING COUNTY APPROVAL WITH
REGARDS TO SPECIES AND SIZE.
ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE
LANDSCAPE ARCHITECT (386) 872-7794.
ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY
STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE
STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE
ARCHITECT BEFORE BEING INSTALLED.
ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA
UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS
OR INVOICES.
ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE
ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL
ON THE ROOTBALL.
ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE
AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE
PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH
A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT
SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY
PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD,
BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.
PER SECTION 11.01.02.B.4 OF THE LAND DEVELOPMENT CODE, ANY EXPANSION PROJECT SHALL
INCLUDE REPLACING PREVIOUSLY PLANTED REQUIRED LANDSCAPING AND REPAIR OF EXISTING
IRRIGATION THAT HAS BEEN DAMAGED OR DIED. AS-BUILTS ARE AVAILABLE FROM THE COUNTY.

X

1.

LANDSCAPE PLAN
FLAGLER TOY STORAGE

3
MGB

X

LANDSCAPE NOTES:

1
QV

BUFFER F: 578'

X

3
MGB

SF I
NG
LOON A LI DE A
R

HARRY
H. L.
NEWKIRK,
P.E. # LA533
62971
RICHARD
POORE, L.A.

NOTE:

PROJECT No:

2018-262

1.

A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED
TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.

DATE:

2.

ALL TREES (NEW AND EXISTING) ARE TO HAVE A 3' DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN
A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED.

DESIGN BY:

HHN
RLP

3.

ALL TREES MUST HAVE A 5' DIA. MULCHED AREA AROUND THEM WITH 6" CLEAR AROUND TRUNK.

DRAWN BY:

STS

CHECKED BY:

HHN

FEBRUARY 2019

SCALE:

1" = 40'

DRAWING NUMBER

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING
CONSTRUCTION TO AVOID CONTACT WITH EXISTING
UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD
ELECTRIC IN THE RIGHT-OF-WAY.

16


IRRIGATION NOTES:
1. The Contractor shall be responsible for clearing the right-of-way and preparing the area for construction. The Contractor shall advise the City of any underground utilities that may be affected by the proposed work.
2. The Contractor shall ensure that all irrigation lines are properly staked, marked, and protected during the construction phase.
3. The Contractor shall provide a certified copy of the Completed Project Plan to the City prior to the commencement of the work.
4. Prior to the commencement of the work, the Contractor shall provide the City with a completed material submittal form and a completed submittal form for all materials to be used.
5. The Contractor shall be responsible for ensuring that all irrigation lines are properly aligned and connected to the existing system.
6. The Contractor shall be responsible for ensuring that all irrigation lines are properly labeled and identified for future maintenance.
7. The Contractor shall be responsible for ensuring that all irrigation lines are properly backfilled and compacted.
8. The Contractor shall be responsible for ensuring that all irrigation lines are properly tested and verified for functionality.
9. The Contractor shall be responsible for ensuring that all irrigation lines are properly maintained and repaired as required.
10. The Contractor shall be responsible for ensuring that all irrigation lines are properly disconnected and removed at the completion of the work.
11. The Contractor shall be responsible for ensuring that all irrigation lines are properly stored and labeled for future use.
12. The Contractor shall be responsible for ensuring that all irrigation lines are properly disposed of in an environmentally responsible manner.
13. The Contractor shall be responsible for ensuring that all irrigation lines are properly documented and filed with the City for future reference.
14. The Contractor shall be responsible for ensuring that all irrigation lines are properly calibrated and adjusted as required.
15. The Contractor shall be responsible for ensuring that all irrigation lines are properly tested for water leakage.
16. The Contractor shall be responsible for ensuring that all irrigation lines are properly maintained and repaired as required.
17. The Contractor shall be responsible for ensuring that all irrigation lines are properly disconnected and removed at the completion of the work.
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36. The Contractor shall be responsible for ensuring that all irrigation lines are properly tested for water leakage.
37. The Contractor shall be responsible for ensuring that all irrigation lines are properly maintained and repaired as required.
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49. The Contractor shall be responsible for ensuring that all irrigation lines are properly calibrated and adjusted as required.
50. The Contractor shall be responsible for ensuring that all irrigation lines are properly tested for water leakage.
51. The Contractor shall be responsible for ensuring that all irrigation lines are properly maintained and repaired as require
1. CONTRACTOR MUST REVIEW FLAGLER COUNTY BUILDING PERMIT FOR LIGHT POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING PLAN CHANGES, INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) FOR LIGHT FIXTURES AT THEIR EXPENSE.

2. CONTRACTOR SHALL REVIEW ALL LIGHTING FIXTURES, LIGHTING CABLE, AND LIGHTING RECEIVING BOXES AS SPECIFIED.

3. MAKE THE POLE, GENERALLY HOLLOW, TO BE SQUARE WITH HORIZONTAL TOP OF POLE. HOLES SHOULD BE MADE AT SPECIFIED HEIGHT FOR THE LIGHT FIXTURE TO BE MOUNTED ON THE POLE. HOLES SHOULD MEASURE 1" IN DIAMETER.

4. POLES FOLLOWING INSTALLATION CAN BE MANUALLY LIFTED INTO PLACE AND MOUNTED INTO THE POLE.

5. CONTRACTOR MUST REVIEW SPECIFICATIONS. Poles must be 6" square in cross-sectional area. The holes must align with the fixture plates and be 1" in diameter. 

SITE LIGHTING DETAIL

REVISIONS

LUMINAIRE SCHEDULE

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>QTY</th>
<th>LABEL</th>
<th>BUG RATING</th>
<th>LUM. WATTS</th>
<th>LUM. LUMENS</th>
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<tr>
<td>40</td>
<td>10</td>
<td>CLEON-AP-62-LED-81-TAB</td>
<td>65-16-02</td>
<td>110</td>
<td>1284</td>
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CALCULATION SUMMARY

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<th>UNITS</th>
<th>AVG</th>
<th>MAX</th>
<th>MIN</th>
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<td>fc</td>
<td>0.74</td>
<td>1.1</td>
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</table>
STORMWATER REPORT

FLAGLER TOY STORAGE
RV & BOAT STORAGE

5135 COLBERT LANE
PALM COAST, FL 32137

NEWKIRK ENGINEERING INC.

Civil Engineering—Transportation—CEI
1230 North US Highway 1, Suite 3
Ormond Beach, FL 32174
(386) 872-7794
www.Newkirk-Engineering.com
PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Newkirk Engineering Inc., a corporation authorized as an engineering business, Certificate of Authorization No. 30209, by the State of Florida, Department of Professional Regulation and Board of Professional Engineers. I have reviewed or approved the evaluation, findings, opinions and conclusions as reported for:

Project: “FLAGLER TOY STORAGE” RV & BOAT STORAGE
Location: 5135 COLBERT LANE
          PALM COAST, FL 32137
Client: GURELL LAND MANAGEMENT

I acknowledge that the procedures and references used to develop the results are standard to the professional practice of civil engineering as applied through design standards and criteria set forth by the federal, state and local regulatory agencies as well as professional judgment and experience.

Name: Harry Newkirk, PE
License No: 62971
Address: 1230 North US Highway 1
         Suite 3
         Ormond Beach, FL 32174
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>PAGE</th>
<th>TITLE</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Professional Engineer Certificate</td>
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<tr>
<td>2</td>
<td>Table of Contents</td>
</tr>
<tr>
<td>3</td>
<td>Introduction</td>
</tr>
<tr>
<td>3 - 4</td>
<td>Existing Conditions</td>
</tr>
<tr>
<td>4</td>
<td>Proposed Project</td>
</tr>
<tr>
<td>5</td>
<td>Stormwater Management</td>
</tr>
<tr>
<td>5</td>
<td>Pre-Development Flood Routing Model</td>
</tr>
<tr>
<td>5</td>
<td>Post-Development Flood Routing Model</td>
</tr>
<tr>
<td>6</td>
<td>Erosion and Sediment Control</td>
</tr>
<tr>
<td>6</td>
<td>Assumptions and References Used</td>
</tr>
<tr>
<td>6</td>
<td>Conclusion</td>
</tr>
</tbody>
</table>

Appendix A  Maps

- Aerial Location Map
- Site Location Map
- Soils Map
- FIRM Map

Appendix B  Pre-Development Calculations

- Basin/Node/Reach Map
- Calculations
- ICPR Flood Routing

Appendix C  Post-Development Calculations

- Basin/Node/Reach Map
- Calculations
- ICPR Analysis

Appendix D  Stormwater Recovery

Appendix E  Drainage Plan, Pipe Size Calculations, Positive Outfall Map
INTRODUCTION

The proposed project site is located at 5135 Colbert Lane in Palm Coast, FL 32137 within Section 27, Township 11 South, Range 31 and encompasses of 5.634 acres land. The proposed development will consist of 100 RV and boat parking spaces with a 2,000 SF office/ maintenance bay.
See Appendix A for site aerial location map.

Stormwater management is provided by a proposed storm drain and wet detention pond system. Stormwater calculations are designed for a drainage basin of 5.634 acres with 3.380 acres of impervious surface.

EXISTING CONDITIONS

Land Coverage

The existing site is undeveloped land with a C-1 Flagler County zoning classification, See Aerial Location map in Appendix A.

Topography

Elevations range from EL 11.2 along the west property line to EL 6.5 along the east property line. The site drains to the northeast to adjacent wetlands and Lehigh Lake.

Flood Zone

The property is located within Zone “X”, per FEMA Map Panel No. 12035C0143E dated June 6, 2018. See FEMA FIRM map in Appendix A.

Soils

To the best of my knowledge, the soils on site will drain/percolate according to the assumptions made in the drainage calculations. Assumptions are based on normal season conditions for the site. According to the Flagler County Soil Survey, the soils consists of the following:

(12) Placid, Basinger, and St. Johns Soils, Depressional. Hydrologic Group = D
(30) Pits, Hydrologic Group = None

See Appendix A for Soils map.
See geotechnical report by Universal Engineering Sciences, Report No. 134415.
Stormwater Retention Design Parameters

The site specific Geotechnical evaluation was prepared by Universal Engineering Sciences (UES). Based on the encountered conditions, UES would recommend the following design parameters be utilized in stormwater recover analyses:

<table>
<thead>
<tr>
<th>Boring</th>
<th>Boring Top Elevation (ft)</th>
<th>Depth to Water (ft)</th>
<th>Normal Season Water Elevation (ft)</th>
<th>Seasonal High Water Elevation (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1</td>
<td>10.00</td>
<td>3.6</td>
<td>6.4</td>
<td>7.4</td>
</tr>
<tr>
<td>B-2</td>
<td>9.50</td>
<td>4.5</td>
<td>5.0</td>
<td>6.0</td>
</tr>
<tr>
<td>B-3</td>
<td>10.50</td>
<td>5.0</td>
<td>5.5</td>
<td>6.5</td>
</tr>
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<td>B-4</td>
<td>8.80</td>
<td>3.5</td>
<td>5.3</td>
<td>6.3</td>
</tr>
<tr>
<td>B-5</td>
<td>9.50</td>
<td>4.5</td>
<td>5.0</td>
<td>6.0</td>
</tr>
<tr>
<td>B-6</td>
<td>8.30</td>
<td>3.9</td>
<td>4.4</td>
<td>5.4</td>
</tr>
<tr>
<td>P-1</td>
<td>8.20</td>
<td>3.0</td>
<td>5.2</td>
<td>6.2</td>
</tr>
<tr>
<td>P-2</td>
<td>7.50</td>
<td>1.5</td>
<td>6.0</td>
<td>7.0</td>
</tr>
<tr>
<td>Average</td>
<td>9.04</td>
<td>3.7</td>
<td>5.4</td>
<td>6.4</td>
</tr>
</tbody>
</table>

Per Geotechnical Report,
Seasonal High Water EL = Normal Water EL + 1'

PROPOSED PROJECT

The subject site is a proposed RV & Boat Storage facility consisting of one (1) building totaling 2,000 square feet and 100 parking spaces with grading, paving, drainage, utility and landscape improvements. The stormwater system provides water quality (treatment volume) for 5.634-acre drainage basin with 3.380 acres of impervious surface. The required treatment volume is 1.711 Ac-Ft, 1.711 Ac-Ft is provided. All stormwater runoff is directed into the wet retention pond system by the conveyance of pavement grades and collection pipe system. When the stormwater in the pond reaches EL 9.58, the stormwater will overflow a 2’ wide x 1.46’ tall V-Notch weir (CS-01) and be discharged by an 18-inch culvert to offsite wetlands. The wet retention pond system will contain one (1) 3.25-inch diameter circular bleed-down orifice set at elevation 7.00 NAVD for positive drainage.

POSITIVE OUTFALL

The wet retention stormwater system has positive outfall to the Atlantic Ocean via adjacent wetlands which drain to Lehigh Lake. Lehigh Lake then drains to the Intracoastal Waterway which flows into the Atlantic Ocean through several inlet connection points along the East coast of Florida.
A. SJRWMD and FDEP

An “Individual” Environmental Resource Permit will be required for this project.

For wet retention (On-line Storage), the design treatment volume is the greater of one (1) inch of runoff from the drainage area or 2.5 inches of runoff from the impervious area plus an additional one half (0.5) inch over the drainage area. An additional 50% of the required treatment volume is required for discharge to Outstanding Florida Waters (OFW). Water Quality volume recovery in the wet detention pond is attained through a bleeder pipe. The bleeder must be designed so that one half (½) of the detention volume will be recovered within 24 to 30 hours after the storm event. However, no more than half of the volume can be recovered within the first 24 hours after the storm event.

The design storms are the Mean Annual and 25-year, 24-hour storm events utilizing SCSIII-24 FLMOD rainfall distribution. During the design storms the post-development peak discharge rate cannot exceed the pre-development peak discharge rate. The system shall be designed to provide for the appropriate treatment volume of stormwater runoff within 72 hours following a storm event assuming average antecedent moisture conditions with a safety factor of 2.

PRE-DEVELOPMENT FLOOD ROUTING MODEL

Drainage Basin (PRE) is 6.341 acres with a Curve Number of 88.72 and a Time of Concentration of 40.0 minutes. Basin is modeled as a hydrograph and flows to the north-east property line via sheet and overland flows.

POST-DEVELOPMENT FLOOD ROUTING MODEL

Drainage Basin (POST) is 5.634 acres with a Curve Number of 93.86 and a Time of Concentration of 15.0 minutes. The system is modeled as a hydrograph to a wet retention pond Node (POND). When the stormwater in the system reaches EL 9.58, the stormwater will overflow a 2’ wide, 1.42’ tall V-Notch weir Link (CONTROL STRUCTURE) and will discharge through an 18-inch culvert to offsite wetlands & Lehigh Lake at Node (DISCHARGE).

Drainage Basin (R.O.W.) is 0.707 acres with a Curve Number of 83.00 and a Time of Concentration of 15.0 minutes. The system is modeled to a dry depression Node (ENTRY LOW POINT). When runoff volumes in the entry low point reach EL 10.0 runoff will overflow a 35’ wide, 0.5’ tall broad-crested weir Link (GRASS WEIR).
EROSION AND SEDIMENT CONTROL PLANS

All pervious surfaces will be planted with trees, shrubs and sodded solid to prevent erosion. All inlets will have a one (1) foot sump to trap sediments/fines. All pond slopes and other pervious areas of the property will be sodded solid or seeded and mulched to prevent erosion. A temporary gravel construction entrance will be provided to prevent fines and sands from leaving the site and contaminating adjacent roadways. Silt fence will be installed around the entire site and around inlets during construction to retain sediment on-site and assure that any discharges from the site do not cause or contribute to a violation of state water quality standards.

ASSUMPTIONS AND REFERENCES USED

A. S.C.S. Unit Hydrograph Method
B. FLMOD Rainfall Distribution
C. PONDS 3.3 Retention Pond Analysis Software
D. Universal Engineering Sciences Geotechnical Reports
E. FDOT Storm Sewer
F. Other references and assumptions listed in the drainage calculations.

CONCLUSION

Calculations indicate that the proposed stormwater treatment system meets the requirements for pollution abatement volume per St. Johns River Water Management, Florida Department of Environmental Protection and Flagler County Land Development Code. All stormwater runoff is directed into the stormwater treatment system by the conveyance of pavement grades and collection pipe system. Half treatment volume recovery (EL 8.41) occurs in 29 hours. See results below.

<table>
<thead>
<tr>
<th>Design Storm</th>
<th>Rainfall (inches)</th>
<th>Discharge Rate (cfs)</th>
<th>Peak Stage (ft)</th>
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<tbody>
<tr>
<td>Mean Annual, 24-Hour</td>
<td>PRE</td>
<td>5.0</td>
<td>1.96</td>
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<tr>
<td></td>
<td>POST</td>
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<td>0.40</td>
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<td>25 Year, 24-Hour</td>
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<td>9.5</td>
<td>9.62</td>
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<td></td>
<td>POST</td>
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<td>5.45</td>
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<tr>
<td>100 Year, 24-Hour</td>
<td>PRE</td>
<td>11.0</td>
<td>12.54</td>
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<tr>
<td></td>
<td>POST</td>
<td></td>
<td>9.43</td>
</tr>
</tbody>
</table>

Entry Low Point: Due to the potential for ponding in the 50’ naturally vegetated buffer at the front of the property, the Right-of-Way basin was also analyzed. Discharge from the low point is confined uphill to the site’s southerly property line. In the 25 & 100-year, 24-hour storm events runoff leaving the low point will be directed along the site’s southern property line where several existing grade high points intersect proposed grades providing additional confinement.

See Appendix B & C
APPENDIX A

“MAPS”
SOILS MAP

SCALE: 1" = 200'

SOIL TYPES:
(12) PLACID, BASINGER, ST. JOHNS SOILS, DEPRESSIONAL
(30) PITS
FLOOD ZONE MAP

SCALE: 1" = 800'

FLOOD ZONE "X"
APPENDIX B

“PRE-DEVELOPMENT CALCULATIONS”
### PRE-DEVELOPMENT HYDROGRAPH WORKSHEET

<table>
<thead>
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<th>BASIN NAME</th>
<th>PERVIOUS ACRES</th>
<th>PERVIOUS CN</th>
<th>IMPERVIOUS ACRES</th>
<th>IMPERVIOUS CN</th>
<th>WET POND NWL ACRES</th>
<th>WET POND NWL CN</th>
<th>WETLAND ACRES</th>
<th>WETLAND CN</th>
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<td>TOTAL</td>
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### PRE-DEVELOPMENT

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<th>BASIN NAME</th>
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<td>D</td>
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<td>TOTAL</td>
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<td></td>
<td></td>
<td></td>
<td>6.341</td>
<td>86.0</td>
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</tbody>
</table>
## Sheet Flow

- **Tt** = Travel time (min)
- **s** = slope
- **L** = Flow length (ft)
- **n** = Manning's Roughness Coefficient
- **P2** = 2-year/24-hour rainfall (in)

\[
Tt = \frac{(0.007nL^{0.8}(60))}{(\sqrt{P2} \cdot s^{0.4})}
\]

<table>
<thead>
<tr>
<th>EL 2</th>
<th>EL 1</th>
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<tbody>
<tr>
<td>11.20 Upstream Invert</td>
<td>10.70 Downstream Invert</td>
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</tbody>
</table>

\[
Tt = 29.8 \text{ min}
\]

## Overland Flow

- **Tt** = Travel time (min)
- **s** = slope
- **L** = Flow length (ft)
- **V** = Velocity (ft/s)

\[
V_{Unpaved} = 16.1345s^{0.5}
\]

<table>
<thead>
<tr>
<th>EL 2</th>
<th>EL 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.70 Upstream Invert</td>
<td>7.00 Downstream Invert</td>
</tr>
</tbody>
</table>

\[
Tt = \frac{L}{60V}
\]

\[
Tt = 10.2 \text{ min}
\]

\[Tc = 40.0 \text{ min}\]
Node: DISCHARGE

Scenario: 1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:
Node Max Conditions [1]

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DISCHARGE</td>
<td>1 MA-24HR</td>
<td>0.00</td>
<td>6.21</td>
<td>0.0000</td>
<td>1.96</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>DISCHARGE</td>
<td>2 25YR-24HR</td>
<td>0.00</td>
<td>6.21</td>
<td>0.0000</td>
<td>9.62</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>DISCHARGE</td>
<td>3 100YR-24HR</td>
<td>0.00</td>
<td>6.21</td>
<td>0.0000</td>
<td>12.54</td>
<td>0.00</td>
<td>0</td>
</tr>
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</table>

Node Mass Balance Condensed [1]

<table>
<thead>
<tr>
<th>Node Name</th>
<th>Sim Name</th>
<th>Total Inflow [ft³]</th>
<th>Total Outflow [ft³]</th>
<th>Stored Volume (Flow Based) [ft³]</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISCHARGE</td>
<td>1 MA-24HR</td>
<td>38519</td>
<td>0</td>
<td>38519</td>
</tr>
<tr>
<td>DISCHARGE</td>
<td>2 25YR-24HR</td>
<td>120392</td>
<td>0</td>
<td>120392</td>
</tr>
<tr>
<td>DISCHARGE</td>
<td>3 100YR-24HR</td>
<td>148263</td>
<td>0</td>
<td>148263</td>
</tr>
</tbody>
</table>

Node: WETLANDS

Scenario: 1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 6.21 ft
Warning Stage: 0.00 ft

<table>
<thead>
<tr>
<th>Stage [ft]</th>
<th>Area [ac]</th>
<th>Area [ft²]</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.21</td>
<td>0.1670</td>
<td>7275</td>
</tr>
<tr>
<td>7.10</td>
<td>1.1000</td>
<td>47916</td>
</tr>
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</table>

Comment:

Node Max Conditions [1]

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<thead>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>WETLANDS</td>
<td>1 MA-24HR</td>
<td>0.00</td>
<td>7.37</td>
<td>0.0010</td>
<td>6.43</td>
<td>1.96</td>
<td>47916</td>
</tr>
</tbody>
</table>
### Pre Development

<table>
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<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>WETLANDS</td>
<td>2_25YR-24HR</td>
<td>0.00</td>
<td>7.68</td>
<td>0.0010</td>
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<td>16.71</td>
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### Node Mass Balance Condensed [1]

<table>
<thead>
<tr>
<th>Node Name</th>
<th>Sim Name</th>
<th>Total Inflow [ft³]</th>
<th>Total Outflow [ft³]</th>
<th>Stored Volume (Flow Based) [ft³]</th>
</tr>
</thead>
<tbody>
<tr>
<td>WETLANDS</td>
<td>1_MA-24HR</td>
<td>65934</td>
<td>38519</td>
<td>27415</td>
</tr>
<tr>
<td>WETLANDS</td>
<td>2_25YR-24HR</td>
<td>148182</td>
<td>120392</td>
<td>27790</td>
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<tr>
<td>WETLANDS</td>
<td>3_100YR-24HR</td>
<td>176140</td>
<td>148263</td>
<td>27876</td>
</tr>
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</table>

#### Manual Basin: PRE

- **Scenario:** 1
- **Node:** WETLANDS
- **Hydrograph Method:** NRCS Unit Hydrograph
- **Infiltration Method:** Curve Number
- **Time of Concentration:** 40.0000 min
- **Max Allowable Q:** 999.00 cfs
- **Time Shift:** 0.0000 hr
- **Unit Hydrograph:** UH256
- **Peaking Factor:** 256.0

<table>
<thead>
<tr>
<th>Area [ac]</th>
<th>Land Cover Zone</th>
<th>Soil Zone</th>
<th>Rainfall Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2410</td>
<td>EXISTING</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>1.1000</td>
<td>WETLAND</td>
<td>D</td>
<td></td>
</tr>
</tbody>
</table>

#### Comment:

- **Link:** WETLAND BANK

- **Scenario:** 1
- **Type:** Weir
- **From Node:** WETLANDS
- **To Node:** DISCHARGE
- **Link Count:** 1
- **Flow Direction:** Both
Simulation: 1_MA-24HR

Scenario: 1
Run Date/Time: 3/25/2019 3:28:27 PM
Program Version: ICPR4 4.04.00

### General

Run Mode: Normal

<table>
<thead>
<tr>
<th>Year</th>
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<th>Hour [hr]</th>
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<tbody>
<tr>
<td>0</td>
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</tbody>
</table>

Start Time: 00:00:00.0000
End Time: 00:30:00.0000

<table>
<thead>
<tr>
<th>Hydrology [sec]</th>
<th>Surface Hydraulics [sec]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min Calculation Time: 60.0000</td>
<td>0.1000</td>
</tr>
<tr>
<td>Max Calculation Time: 30.0000</td>
<td></td>
</tr>
</tbody>
</table>

### Output Time Increments

#### Hydrology

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
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<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
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</table>

#### Surface Hydraulics

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>5.0000</td>
</tr>
</tbody>
</table>

### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

- Rainfall Folder: 
- Unit Hydrograph Folder:
- Curve Number Set: 1
- Green-Ampt Set:
- Vertical Layers Set:
- Impervious Set: 1

#### Lookup Tables

- Boundary Stage Set:
- Extern Hydrograph Set:
- IA Recovery Time: 24.0000 hr
- Manual Basin Rain Opt: Global

<table>
<thead>
<tr>
<th>Time Marching:</th>
<th>SAOR</th>
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</thead>
<tbody>
<tr>
<td>Max Iterations:</td>
<td>6</td>
</tr>
<tr>
<td>Over-Relax Weight</td>
<td>0.5 dec</td>
</tr>
<tr>
<td>Fact:</td>
<td></td>
</tr>
<tr>
<td>dZ Tolerance:</td>
<td>0.0010 ft</td>
</tr>
<tr>
<td>Parameter</td>
<td>Value</td>
</tr>
<tr>
<td>---------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Max dZ</td>
<td>1.0000 ft</td>
</tr>
<tr>
<td>Link Optimizer Tol</td>
<td>0.0001 ft</td>
</tr>
<tr>
<td>Rainfall Name</td>
<td>~FLMOD</td>
</tr>
<tr>
<td>Rainfall Amount</td>
<td>5.00 in</td>
</tr>
<tr>
<td>Storm Duration</td>
<td>24.0000 hr</td>
</tr>
<tr>
<td>Dflt Damping (1D)</td>
<td>0.0050 ft</td>
</tr>
<tr>
<td>Min Node Srf Area (1D)</td>
<td>100 ft2</td>
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<tr>
<td>Energy Switch (1D)</td>
<td>Energy</td>
</tr>
<tr>
<td>Comment</td>
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Simulation: 2_25YR-24HR

Scenario: 1
Run Date/Time: 3/25/2019 3:28:40 PM
Program Version: ICPR4 4.04.00

### General

Run Mode: Normal

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<th>Hour [hr]</th>
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<tr>
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</table>

<table>
<thead>
<tr>
<th>Start Time</th>
<th>End Time</th>
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</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>0</td>
<td>30.0000</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Hydrology [sec]</th>
<th>Surface Hydraulics [sec]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min Calculation Time: 60.0000</td>
<td>Max Calculation Time: 30.0000</td>
</tr>
</tbody>
</table>

### Output Time Increments

#### Hydrology

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
</thead>
<tbody>
<tr>
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<td>0.0000</td>
<td>5.0000</td>
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</table>

#### Surface Hydraulics

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
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<tbody>
<tr>
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<td>0</td>
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<td>0.0000</td>
<td>5.0000</td>
</tr>
</tbody>
</table>

### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

- Rainfall Folder:
- Unit Hydrograph Folder:

#### Lookup Tables

- Boundary Stage Set:
- Extern Hydrograph Set:
- Curve Number Set: 1
- Green-Ampt Set:
- Vertical Layers Set:
- Impervious Set: 1

### Tolerances & Options

- Time Marching: SAOR
- Max Iterations: 6
- Over-Relax Weight Fact: 0.5 dec
- dZ Tolerance: 0.0010 ft
- IA Recovery Time: 24.0000 hr
- Manual Basin Rain Opt: Global
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Rainfall Name: ~FLMOD
Rainfall Amount: 9.50 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft²
Energy Switch (1D): Energy

Comment:
## Simulation: 3_100YR-24HR

**Scenario:** 1  
**Run Date/Time:** 3/25/2019 3:28:48 PM  
**Program Version:** ICPR4 4.04.00

### General

**Run Mode:** Normal

<table>
<thead>
<tr>
<th>Year</th>
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<th>Hour [hr]</th>
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</thead>
<tbody>
<tr>
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<td>0.0000</td>
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### Hydrology [sec]

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Max Calculation Time</td>
<td>30.0000</td>
</tr>
</tbody>
</table>

### Surface Hydraulics [sec]

| Start Time | 0 | 0 | 0 | 0.0000 |
| End Time   | 0 | 0 | 0 | 30.0000 |

### Output Time Increments

#### Hydrology

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
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</thead>
<tbody>
<tr>
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<td>5.0000</td>
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</table>

#### Surface Hydraulics

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
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</thead>
<tbody>
<tr>
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<td>0.0000</td>
<td>5.0000</td>
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### Restart File

**Save Restart:** False

### Resources & Lookup Tables

<table>
<thead>
<tr>
<th>Resources</th>
<th>Lookup Tables</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rainfall Folder:</td>
<td>Boundary Stage Set:</td>
</tr>
<tr>
<td>Unit Hydrograph</td>
<td>Extern Hydrograph Set:</td>
</tr>
<tr>
<td>Folder:</td>
<td>Curve Number Set: 1</td>
</tr>
<tr>
<td></td>
<td>Green-Ampt Set:</td>
</tr>
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<td></td>
<td>Vertical Layers Set:</td>
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### Tolerances & Options

<table>
<thead>
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<th>Time Marching:</th>
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<tbody>
<tr>
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<td>6</td>
</tr>
<tr>
<td>Over-Relax Weight</td>
<td>0.5 dec</td>
</tr>
<tr>
<td>Fact:</td>
<td>0.5 dec</td>
</tr>
<tr>
<td>dZ Tolerance:</td>
<td>0.0010 ft</td>
</tr>
<tr>
<td>IA Recovery Time:</td>
<td>24.0000 hr</td>
</tr>
<tr>
<td>Manual Basin Rain Opt:</td>
<td>Global</td>
</tr>
</tbody>
</table>
Max dZ: 1.0000 ft  
Link Optimizer Tol: 0.0001 ft  
Edge Length Option: Automatic  

Rainfall Name: ~FLMOD  
Rainfall Amount: 1.00 in  
Storm Duration: 24.0000 hr  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area (1D): 100 ft²  
Energy Switch (1D): Energy

Comment:

Curve Number: 1 [Set]

<table>
<thead>
<tr>
<th>Land Cover Zone</th>
<th>Soil Zone</th>
<th>Curve Number [dec]</th>
</tr>
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<tbody>
<tr>
<td>EXISTING</td>
<td>D</td>
<td>86.0</td>
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<tr>
<td>WETLAND</td>
<td>D</td>
<td>100.0</td>
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</tbody>
</table>
APPENDIX C

“POST-DEVELOPMENT CALCULATIONS”
BASIN: POST
AREA = 5.634 AC
CN = 94.15
TC = 10.0 MIN
<table>
<thead>
<tr>
<th>BASIN NAME</th>
<th>BASIN</th>
<th>PERVIOUS</th>
<th>IMPERVIOUS</th>
<th>WET POND NWL</th>
<th>WETLAND</th>
<th>COMPOSITE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NAME</td>
<td>ACRES</td>
<td>ACRES</td>
<td>ACRES</td>
<td>ACRES</td>
<td>CN</td>
</tr>
<tr>
<td>B-1</td>
<td></td>
<td>5.634</td>
<td>1.739</td>
<td>3.380</td>
<td>0.516</td>
<td>93.86</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>5.634</td>
<td>1.739</td>
<td>3.380</td>
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</table>

<table>
<thead>
<tr>
<th>POST-DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASIN NAME</td>
</tr>
<tr>
<td>(12) BASINGER</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>


## SJRWMD Wet Detention Pond

A. 1" of runoff over drainage basin | 0.470 Ac-Ft  
B. Impervious area x 2.5" (excluding pond) | 0.689 Ac-Ft  
  + Additional 0.5" Over Site Area | 1.159 Ac-Ft  
C. + 50% required treatment volume for OFW | 1.738 Ac-Ft  
D. Total Required Treatment Volume | 1.738

### Wet Detention Pond

<table>
<thead>
<tr>
<th>Stage (MSL)</th>
<th>Area (SF)</th>
<th>Area (Ac)</th>
<th>Volume (Ac-Ft)</th>
<th>Volume Above EL 7.00</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>-2.00</td>
<td>4,518</td>
<td>0.104</td>
<td>0.00</td>
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<td></td>
</tr>
<tr>
<td>-1.00</td>
<td>5,893</td>
<td>0.135</td>
<td>0.120</td>
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<tr>
<td>0.00</td>
<td>6,821</td>
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<tr>
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<td>17,497</td>
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<td>1.797</td>
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<td>2.255</td>
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</tr>
<tr>
<td>8.00</td>
<td>27,576</td>
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<td>10.00</td>
<td>38,198</td>
<td>0.877</td>
<td>4.338</td>
<td>2.083</td>
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<td>43,679</td>
<td>1.003</td>
<td>5.278</td>
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<tr>
<td>11.50</td>
<td>46,460</td>
<td>1.067</td>
<td>5.795</td>
<td>3.540</td>
<td>Top of Bank</td>
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</table>

### Treatment Volume Calculations

<table>
<thead>
<tr>
<th>Stage (Ft)</th>
<th>Area (Ac)</th>
<th>Volume (Ac-Ft)</th>
<th>Volume Above Control (Ac-Ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Elevation</td>
<td>7.00</td>
<td>0.516</td>
<td>2.255</td>
</tr>
<tr>
<td>1/2 Treatment Volume</td>
<td>8.43</td>
<td>0.684</td>
<td>3.125</td>
</tr>
<tr>
<td>Treatment Volume</td>
<td>9.58</td>
<td>0.825</td>
<td>3.994</td>
</tr>
</tbody>
</table>
Impervious Area Overall = 3.309 Ac = 58.73% > 50% Skimmer Required

5.634 Ac

PPV = DA * C * R * RT
Ws * CF = Runoff Coef. = 0.71
R = Rainfall for site = 32 inches
RT = Residence time = 31.5 days (no littoral zone)
Ws = Wet Season = 153 days (June - October)
CF = 12 inch /ft = 12 in/ft

<table>
<thead>
<tr>
<th></th>
<th>C</th>
<th>Area</th>
<th>Area x C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building &amp; Pavement</td>
<td>0.95</td>
<td>3.309</td>
<td>3.14</td>
</tr>
<tr>
<td>Lake (wet)</td>
<td>0.95</td>
<td>0.516</td>
<td>0.49</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>0.2</td>
<td>1.809</td>
<td>0.36</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>5.634</td>
<td>4.00</td>
</tr>
</tbody>
</table>

C site (Area x C) / Area = 0.71

PPV = 2.194 Ac-Ft

Total PPV = 2.194 Ac-Ft

Permanent Pool Provided

POND:
Volume @ control elevation = 7.00 = 2.255 Ac-Ft

Permanent Pool Provided = 2.255 Ac-Ft
Permanent Pool Required = 2.194 Ac-Ft

Mean Depth

Check Mean Depth @ Pond Control Elevation

POND

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond Volume</td>
<td>= 2.255 Ac-Ft</td>
</tr>
<tr>
<td>Pond Area</td>
<td>= 0.516 Ac</td>
</tr>
<tr>
<td>Mean Depth</td>
<td>= 4.37 Ft</td>
</tr>
</tbody>
</table>
Mean Depth 2' - 8', OK
Bleed Down Orifice Size

Size the bleed down orifice using $Q = CA \cdot (2gh)^{0.5}$ to discharge 50% of the minimum required treatment volume in 24 to 30 hours.

TV EL 9.58 = 1.738 Ac-Ft = 75,725 CF
1/2 TV EL 8.43 = 0.869 Ac-Ft = 37,862 CF

Bleeder pipe formula: $Q = CA \cdot (2gh)^{0.5}$

- $C = 0.6$ constant
- $g = 32.2$ ft/sec^2
- $A = \text{Area}$
- $h = \text{Head Condition}$

<table>
<thead>
<tr>
<th>Pipe Dia. (in)</th>
<th>Area (ft^2)</th>
<th>Area (in^2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.25</td>
<td>0.058</td>
<td>8.296</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stage (MSL)</th>
<th>$h$ (ft)</th>
<th>Discharge (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.00</td>
<td>0</td>
<td>0.000</td>
</tr>
<tr>
<td>7.48</td>
<td>0.48</td>
<td>0.191</td>
</tr>
<tr>
<td>7.95</td>
<td>0.95</td>
<td>0.270</td>
</tr>
<tr>
<td>8.43</td>
<td>1.43</td>
<td>0.331</td>
</tr>
<tr>
<td>8.81</td>
<td>1.81</td>
<td>0.373</td>
</tr>
<tr>
<td>9.19</td>
<td>2.19</td>
<td>0.411</td>
</tr>
<tr>
<td>9.58</td>
<td>2.58</td>
<td>0.445</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Recovery Rate (cfs)</th>
<th>Recovery Time (hours)</th>
<th>Recovery Time (days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Half Average Discharge (cfs)</td>
<td>0.390</td>
<td>27.0</td>
</tr>
<tr>
<td>2nd Half Average Discharge (cfs)</td>
<td>0.198</td>
<td>53.1</td>
</tr>
</tbody>
</table>

**Total Pollution Abatement Recovery**

- **80.0 Hours**
- **3.3 Days**

1st Half Average Discharge (cfs) = \(\frac{(0.5 \times \text{Treatment Volume})}{\text{Recovery Rate} \times 3600}\)

**NOTE:** SJRWMD minimum allowable bleed down orifice = 2.75"
### Simulation: 1_MA-24HR

**Scenario:** 1  
**Run Date/Time:** 3/25/2019 3:00:14 PM  
**Program Version:** ICPR4 4.04.00

#### General

**Run Mode:** Normal

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<tr>
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<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
</tr>
</thead>
<tbody>
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<td><strong>End Time:</strong></td>
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<td>0</td>
<td>0</td>
<td>30.0000</td>
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<table>
<thead>
<tr>
<th></th>
<th>Hydrology [sec]</th>
<th>Surface Hydraulics [sec]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Min Calculation Time:</strong></td>
<td>60.0000</td>
<td>0.1000</td>
</tr>
<tr>
<td><strong>Max Calculation Time:</strong></td>
<td>30.0000</td>
<td></td>
</tr>
</tbody>
</table>

#### Output Time Increments

**Hydrology**

<table>
<thead>
<tr>
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<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>5.0000</td>
</tr>
</tbody>
</table>

**Surface Hydraulics**

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>5.0000</td>
</tr>
</tbody>
</table>

#### Restart File

**Save Restart:** False

#### Resources & Lookup Tables

<table>
<thead>
<tr>
<th>Resources</th>
<th>Lookup Tables</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rainfall Folder:</td>
<td>Boundary Stage Set:</td>
</tr>
<tr>
<td></td>
<td>Extern Hydrograph Set:</td>
</tr>
<tr>
<td>Unit Hydrograph Folder:</td>
<td>Curve Number Set: 1</td>
</tr>
<tr>
<td></td>
<td>Green-Ampt Set:</td>
</tr>
<tr>
<td></td>
<td>Vertical Layers Set:</td>
</tr>
<tr>
<td></td>
<td>Impervious Set: 1</td>
</tr>
</tbody>
</table>

#### Tolerances & Options

<p>| Time Marching: | SAOR                                    |
| Max Iterations:| 6                                      |
| Over-Relax Weight | 0.5 dec               |
| Fact:           | 0.0010 ft                  |
| IA Recovery Time: | 24.0000 hr          |
| Manual Basin Rain Opt: | Global             |</p>
<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max dZ</td>
<td>1.0000 ft</td>
</tr>
<tr>
<td>Link Optimizer Tol</td>
<td>0.0001 ft</td>
</tr>
<tr>
<td>Rainfall Name</td>
<td>~FLMOD</td>
</tr>
<tr>
<td>Rainfall Amount</td>
<td>5.00 in</td>
</tr>
<tr>
<td>Storm Duration</td>
<td>24.0000 hr</td>
</tr>
<tr>
<td>Dflt Damping (1D)</td>
<td>0.0050 ft</td>
</tr>
<tr>
<td>Min Node Srf Area (1D)</td>
<td>100 ft²</td>
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<tr>
<td>Energy Switch (1D)</td>
<td>Energy</td>
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</tbody>
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Comment:
Simulation: 2_25YR-24HR
Scenario: 1
Run Date/Time: 3/25/2019 3:00:22 PM
Program Version: ICPR4 4.04.00

General
Run Mode: Normal

<table>
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<th>Hour [hr]</th>
</tr>
</thead>
<tbody>
<tr>
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<td>0.0000</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>30.0000</td>
</tr>
</tbody>
</table>

Hydrology [sec] | Surface Hydraulics [sec]
Min Calculation Time: 60.0000 | 0.1000
Max Calculation Time: 30.0000

Output Time Increments

Hydrology

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>5.0000</td>
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</tbody>
</table>

Surface Hydraulics

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>5.0000</td>
</tr>
</tbody>
</table>

Restart File
Save Restart: False

Resources & Lookup Tables

Resources
Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables
Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options
Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
IA Recovery Time: 24.0000 hr
Manual Basin Rain Opt: Global
<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max dZ</td>
<td>1.0000 ft</td>
</tr>
<tr>
<td>Link Optimizer Tol</td>
<td>0.0001 ft</td>
</tr>
<tr>
<td>Edge Length Option</td>
<td>Automatic</td>
</tr>
<tr>
<td>Rainfall Name</td>
<td>FLMOD</td>
</tr>
<tr>
<td>Rainfall Amount</td>
<td>9.50 in</td>
</tr>
<tr>
<td>Storm Duration</td>
<td>24.0000 hr</td>
</tr>
<tr>
<td>Dft Damping (1D)</td>
<td>0.0050 ft</td>
</tr>
<tr>
<td>Min Node Srf Area (1D)</td>
<td>100 ft²</td>
</tr>
<tr>
<td>Energy Switch (1D)</td>
<td>Energy</td>
</tr>
</tbody>
</table>

Comment:
Simulation: 3_100YR-24HR

<table>
<thead>
<tr>
<th>Scenario:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Run Date/Time:</td>
<td>3/25/2019 3:00:30 PM</td>
</tr>
<tr>
<td>Program Version:</td>
<td>ICPR4 4.04.00</td>
</tr>
</tbody>
</table>

### General

**Run Mode:** Normal

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
</tr>
</tbody>
</table>

**Start Time:** 00:00:00

**End Time:** 0:00:30

**Hydrology [sec]**

| Min Calculation Time: | 60.0000 |
| Max Calculation Time: | 30.0000 |

**Surface Hydraulics [sec]**

**Output Time Increments**

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour [hr]</th>
<th>Time Increment [min]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>5.0000</td>
</tr>
</tbody>
</table>

**Restart File**

**Save Restart:** False

### Resources & Lookup Tables

#### Resources

- **Rainfall Folder:**
- **Unit Hydrograph Folder:**

#### Lookup Tables

- **Boundary Stage Set:**
- **Extern Hydrograph Set:**
- **Curve Number Set:** 1
- **Green-Ampt Set:**
- **Vertical Layers Set:**
- **Impervious Set:** 1
- **IA Recovery Time:** 24.0000 hr

### Tolerances & Options

- **Time Marching:** SAOR
- **Max Iterations:** 6
- **Over-Relax Weight:** 0.5 dec
- **Fact:**
- **dZ Tolerance:** 0.0010 ft
- **Manual Basin Rain Opt:** Global

C:\Temp\Post-Dev_Revised\  3/25/2019 15:01
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

Rainfall Name: ~FLMOD
Rainfall Amount: 11.00 in
Storm Duration: 24.0000 hr

Dft Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Curve Number: 1 [Set]

<table>
<thead>
<tr>
<th>Land Cover Zone</th>
<th>Soil Zone</th>
<th>Curve Number [dec]</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMPERVIOUS D</td>
<td>98.0</td>
<td></td>
</tr>
<tr>
<td>PERVIOUS D</td>
<td>83.0</td>
<td></td>
</tr>
<tr>
<td>POND D</td>
<td>100.0</td>
<td></td>
</tr>
</tbody>
</table>

Node: DISCHARGE

Scenario: 1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 7.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour</th>
<th>Stage [ft]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0000</td>
<td>7.00</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>999.0000</td>
<td>7.00</td>
</tr>
</tbody>
</table>

Comment:

Node Max Conditions [1]

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DISCHARGE</td>
<td>1_MA-24HR</td>
<td>0.00</td>
<td>7.00</td>
<td>0.0000</td>
<td>0.40</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>DISCHARGE</td>
<td>2_25YR-24HR</td>
<td>0.00</td>
<td>7.00</td>
<td>0.0000</td>
<td>2.89</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>DISCHARGE</td>
<td>3_100YR-24HR</td>
<td>0.00</td>
<td>7.00</td>
<td>0.0000</td>
<td>5.22</td>
<td>0.00</td>
<td>0</td>
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</tbody>
</table>
Node Mass Balance Condensed [1]

<table>
<thead>
<tr>
<th>Node Name</th>
<th>Sim Name</th>
<th>Total Inflow [ft³]</th>
<th>Total Outflow [ft³]</th>
<th>Stored Volume (Flow Based) [ft³]</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISCHARGE 1</td>
<td>1_ML-24HR</td>
<td>28422</td>
<td>0</td>
<td>28422</td>
</tr>
<tr>
<td>DISCHARGE 2</td>
<td>2_25YR-24HR</td>
<td>96251</td>
<td>0</td>
<td>96251</td>
</tr>
<tr>
<td>DISCHARGE 3</td>
<td>3_100YR-24HR</td>
<td>126051</td>
<td>0</td>
<td>126051</td>
</tr>
</tbody>
</table>

Node: ENTRY LOW POINT

Scenario: 1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 8.00 ft
Warning Stage: 0.00 ft

<table>
<thead>
<tr>
<th>Stage [ft]</th>
<th>Area [ac]</th>
<th>Area [ft²]</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.00</td>
<td>0.0590</td>
<td>2570</td>
</tr>
<tr>
<td>9.00</td>
<td>0.0900</td>
<td>3920</td>
</tr>
<tr>
<td>10.00</td>
<td>0.1330</td>
<td>5793</td>
</tr>
<tr>
<td>10.50</td>
<td>0.1470</td>
<td>6403</td>
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</table>

Comment:

Node Max Conditions [1]

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<tr>
<th></th>
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<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ENTRY LOW POINT</td>
<td>1_ML-24HR</td>
<td>0.00</td>
<td>10.01</td>
<td>0.0010</td>
<td>1.84</td>
<td>0.00</td>
<td>5806</td>
</tr>
<tr>
<td>ENTRY LOW POINT</td>
<td>2_25YR-24HR</td>
<td>0.00</td>
<td>10.18</td>
<td>0.0009</td>
<td>4.15</td>
<td>2.56</td>
<td>6017</td>
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Node Mass Balance Condensed [1]

<table>
<thead>
<tr>
<th>Node Name</th>
<th>Sim Name</th>
<th>Total Inflow [ft³]</th>
<th>Total Outflow [ft³]</th>
<th>Stored Volume (Flow Based) [ft³]</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENTRY LOW POINT</td>
<td>1_ML-24HR</td>
<td>8162</td>
<td>0</td>
<td>8162</td>
</tr>
<tr>
<td>ENTRY LOW POINT</td>
<td>2_25YR-24HR</td>
<td>19077</td>
<td>10826</td>
<td>8251</td>
</tr>
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<td>ENTRY LOW POINT</td>
<td>3_100YR-24HR</td>
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<td>8252</td>
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</table>
Node: OVERFLOW

Scenario: 1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 7.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Day</th>
<th>Hour</th>
<th>Stage [ft]</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>0</td>
<td>0</td>
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<td>999.0000</td>
<td>7.00</td>
</tr>
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Comment:

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Node Max Conditions [1]

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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
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<td>1_MA-24HR</td>
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<td>7.00</td>
<td>0.0000</td>
<td>0.00</td>
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</tr>
<tr>
<td>OVERFLOW</td>
<td>2_25YR-24HR</td>
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<td>7.00</td>
<td>0.0000</td>
<td>2.56</td>
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Node Mass Balance Condensed [1]

<table>
<thead>
<tr>
<th>Node Name</th>
<th>Sim Name</th>
<th>Total Inflow [ft³]</th>
<th>Total Outflow [ft³]</th>
<th>Stored Volume (Flow Based) [ft³]</th>
</tr>
</thead>
<tbody>
<tr>
<td>OVERFLOW</td>
<td>1_MA-24HR</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>OVERFLOW</td>
<td>2_25YR-24HR</td>
<td>10826</td>
<td>0</td>
<td>10826</td>
</tr>
<tr>
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Node: POND

Scenario: 1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 7.00 ft
Warning Stage: 0.00 ft

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### Post Development

#### Stage, Area, and Area

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#### Node Max Conditions [1]

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#### Node Mass Balance Condensed [1]

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#### Manual Basin: POST

- **Scenario:** 1
- **Node:** POND
- **Hydrograph Method:** NRCS Unit Hydrograph
- **Infiltration Method:** Curve Number
- **Time of Concentration:** 15.0000 min
- **Max Allowable Q:** 999.00 cfs
- **Time Shift:** 0.0000 hr
- **Unit Hydrograph:** UH484
- **Peaking Factor:** 484.0
### Post Development

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<th>Soil Zone</th>
<th>Rainfall Name</th>
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### Manual Basin Runoff Summary [1]

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### Manual Basin: R.O.W.

- **Scenario:** 1
- **Node:** ENTRY LOW POINT
- **Hydrograph Method:** NRCS Unit Hydrograph
- **Infiltration Method:** Curve Number
- **Time of Concentration:** 15.0000 min
- **Max Allowable Q:** 9999.00 cfs
- **Time Shift:** 0.0000 hr
- **Unit Hydrograph:** UH484
- **Peaking Factor:** 484.0

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### Manual Basin Runoff Summary [1]

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**Link: CS-01**

- Scenario: 1
- Type: Drop Structure
- From Node: POND
- To Node: DISCHARGE
- Link Count: 1
- Flow Direction: Both

**Link Min/Max Conditions [1]**

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**Link: GRASS WEIR**

- Scenario: 1
**Type:** Weir  
**From Node:** ENTRY LOW POINT  
**To Node:** OVERFLOW  
**Link Count:** 1  
**Flow Direction:** Both

## Link Min/Max Conditions [1]

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APPENDIX D

“RECOVERY”
Node Max Conditions [1]

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Node Stage: DISCHARGE [1]

![Node Stage Graph](image)

Node Max Conditions [1]

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Node Stage: POND [1]

Manual Basin: POST

Scenario: 1
Node: POND
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 15.0000 min
Max Allowable Q: 999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0

Area [ac] | Land Cover Zone | Soil Zone | Rainfall Name
--- | --- | --- | ---
0.5160 | POND | D | 
3.2330 | IMPERVIOUS | D | 
1.8850 | PERVIOUS | D | 

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Simulation: RECOVERY
Scenario: 1
Run Date/Time: 2/25/2019 6:09:39 PM
Program Version: ICPR4 4.04.00

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<th>Surface Hydraulics [sec]</th>
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Fact:
- dZ Tolerance: 0.0010 ft
- Max dZ: 1.0000 ft
- Link Optimizer Tol: 0.0001 ft
- Edge Length Option: Automatic

Manual Basin Rain Opt: Global
- Rainfall Name:
- Rainfall Amount: 0.00 in
- Storm Duration: 0.0000 hr
- Dflt Damping (1D): 0.0050 ft
- Min Node Srf Area (1D): 100 ft²
- Energy Switch (1D): Energy

Comment:

Curve Number: 1 [Set]

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Impervious: 1 [Set]

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APPENDIX E

DRAINAGE PLAN
PIPE SIZING
### Storm Sewer Design

**Project:** FLAGLER TO  
**Engineer:** HARRY NEWKIRK  
**Road:** COLBERT LN  
**Location:** FLAGLER

- **Return Period:** 25 years  
- **County:** Flagler  
- **Drainage Coefficients:** C1 = 0.2, C2 = 0.95, C3 = 0.00
- **Outfall Ground Elevation (feet):** 3.00  
- **Outfall Hydraulic Grade (feet):** 7.00

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<th>Dn HGL Crown Invert</th>
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02-20-2019
MEDIATION SETTLEMENT AGREEMENT
BETWEEN THE BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA
AND GURELL LAND MANAGEMENT LLC

THIS MEDIATION SETTLEMENT AGREEMENT ("Agreement") dated November 19, 2018 between the Board of County Commissioners of Flagler County, Florida, a political subdivision of the State of Florida, whose address is 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110 ("County") and Gurell Land Management, LLC, a Florida Limited Liability Company, whose address is 20 Farver Lane, Palm Coast, Florida 32137 ("Gurell").

WHEREAS, Gurell is the owner of Parcel #27-11-31-4892-00000-00R0, comprising of 5.63 acres, more or less, more particularly described at Exhibit "A" and wholly contained within and under the land use jurisdiction and authority of the County ("Parcel"); and

WHEREAS, on March 19, 2018, the County denied Gurell's rezoning application from C-1 (Neighborhood Commercial) to PUD (Planned Unit Development) citing, among other factors, the incompatibility of the proposed use of the Parcel as a recreational vehicle park with an owner/caretaker residence as justification for its denial; and

WHEREAS, Gurell subsequently filed on March 23, 2018 its intent to seek non-judicial relief through the Florida Land Use and Environmental Dispute Resolution Act (Section 70.51, Florida Statutes); and

WHEREAS, following Gurell's filing for relief, both the County and Gurell have worked amicably towards a resolution of the land use dispute that provides Gurell with a use of the Parcel while maintaining the County's land use authority over the Parcel that protects the health, safety, and general welfare of the surrounding neighborhood and the County as a whole; and

WHEREAS, as a result of these negotiations, Gurell has submitted to the County a Mediation Proffer Statement, agreeing to the use and development of the Parcel as described therein; and

WHEREAS, County has reviewed the Mediation Proffer Statement and concurs, through this Agreement, that the proposed use of the Parcel is in the best interest of Gurell and the County; and

WHEREAS, the acceptance of this Agreement by the County and Gurell will settle all claims related to the County's denial of the requested rezoning to PUD; and
WHEREAS, the acceptance of this Agreement shall also finalize the alternative
dispute resolution process requested by Gurell following County’s denial of the
rezoning; and

WHEREAS, both County and Gurell (hereafter “Parties”) agree and consent to
this Agreement.

NOW, THEREFORE, the Parties agree as follows:

1. The above-listed recitals are adopted as findings of fact.

2. Development of the Parcel shall occur in conformance with the Mediation Proffer
Statement provided by Gurell and attached hereto as Exhibit “B”.

3. Following approval of this Agreement, Gurell shall be obligated to obtain site
development plan review by County’s Technical Review Committee and site
development plan approval by the Planning and Development Board prior to
issuance of a land development permit. For purposes of this Agreement, such
approval shall not unreasonably be withheld by the County and, in addition to the
requirements of the Mediation Proffer Statement, the County’s Planning and
Development Board shall require that the site development plan demonstrate
compliance with such regulations as are appropriate and under the enforcement
authority of the County.

4. Nothing contained herein shall prevent or preclude development of the Parcel as
provided for in the C-1 (Neighborhood Commercial) District at future time in
compliance with all applicable County codes and standards.

5. Approval of this Agreement, its execution by the Parties, its approval by the
Mediator, and its recording in the Public Records shall constitute the resolution of
the land use dispute between the Parties and shall settle any current claims
related thereto. As provided herein, both County and Gurell shall be responsible
separately for any legal fees and other expenses in reaching this Agreement,
with neither County nor Gurell prevailing over the other. This Agreement has
been reached through the mutual negotiations of the Parties and this Agreement
shall not inure to, or be subsequently construed or interpreted to, the benefit of
either the County or Gurell over the other.

6. In the unlikely event of a breach of this Agreement, the full available remedies for
resolution of any dispute shall remain and shall be unaffected by this Agreement.

7. Any notice provided as it relates to this Agreement shall be provided as follows:
For County: Craig Coffey
County Administrator
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110

For Gurell: Richard G. Gurell
Gurell Land Management, LLC
20 Farver Lane
Palm Coast, FL 32137

8. This Agreement shall be recorded by the County in the Public Records of Flagler County, Florida, upon its adoption and approval by the Mediator.

9. This Agreement shall immediately take effect upon recording.

IN WITNESS WHEREOF, the Parties hereto execute this Mediation Settlement Agreement.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida

ATTEST:

Tom Bexley, Clerk of the Circuit Court and Comptroller

Gregory L. Hansen, Chair

Date 11-21-18

APPROVED AS TO FORM:

Al Hadeed, County Attorney
GURELL LAND DEVELOPMENT, LLC,
a Florida Limited Liability Company

Witness 1

Pauline Beverly
Signature
Print Name

Witness 2

Sonia Spurlock
Signature
Print Name

Richard G. Gurell
Manager
Print Name
Date 1/10/19
EXHIBIT “A”
Legal Description

Tract R, PALM COAST PLANTATION PUD UNIT 2, as per the map thereof recorded in the Map Book 33, Page(s) 54 through 61, inclusive, of the Public Records of Flagler County, Florida, less and except the Northerly 291 feet of the Westerly 300 feet of said Tract R. Together with an easement for ingress and egress over the Southerly 30 feet of the Northerly 291 feet of the Westerly 300 feet of Tract R and Subject to a 30 foot easement for ingress and egress over the following described property: Commence at the Northwest corner of Tract R, PALM COAST PLANTATION PUD UNIT 2 as aforesaid, thence South 18 degrees 24' 09" East along the East R/W line of Colbert Lane, a distance of 291 feet to the Point of Beginning of this easement description; thence depart the East R/W line of Colbert Lane North 71 degrees 51' 51" East a distance of 300 feet; thence South 18 degrees 24' 09" East a distance of 30 feet; thence South 71 degrees 51' 51" West a distance of 300 feet to the East R/W line of Colbert Lane; thence Northerly along the East R/W line of Colbert Lane a distance of 30 feet, more or less, to the Point of Beginning of this easement description.

Parcel Identification Number: 27-11-31-489-00000-00R0
EXHIBIT “B”
Mediation Proffer Statement
MEDIATION PROFFER STATEMENT

Legal Confidential as Mediation Proceedings
5135 Colbert Lane
Parcel #27-11-31-4892-00000-00R0

RECORD OWNERS: Gurell Land Management, LLC, 20 Farver Lane, Palm Coast, Florida 32137 (the "Owner" or "Applicant").

APPROVAL DATE OF PROFFER: November 19, 2018

WHEREAS, this proffer statement shall only apply to the property identified as Parcel #27-11-31-4892-00000-00R0, comprising of 5.63 acres, more or less, wholly contained within unincorporated Flagler County as of November 19, 2018 (the "Property"); and

WHEREAS, the undersigned hereby proffer, as part of a mediated settlement agreement with Flagler County, that the use and development of the Property or any portion thereof shall conform with the following conditions, which conditions are reasonably made to create a use compatible with the surrounding lands and which conditions minimize potential adverse effects to nearby residential neighborhoods; and

WHEREAS, this proffer, if accepted by Flagler County as part of the mediated settlement, shall be binding upon the Property as a Land Use Authorization and upon all parties and persons claiming under or through the Owners and Applicants, their heirs, personal representatives, assigns, grantees, and other successors in interest of title; and

WHEREAS, the intent of the proffer, as set forth below, has been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffer; and

WHEREAS, the undersigned will use its best efforts with Flagler County to secure approval of or no objection to the terms of the proffer by the Palm Coast Plantation HOA and other stakeholders as deemed appropriate by Applicant and Flagler County; and

WHEREAS, this proffer is being made to fill a need in Flagler County for an upscale, public, open storage facility that is substantially buffered and attractively maintained and secured, and to that end the proffer sets out the specific provisions that will result in realizing this use as defined herein; and

WHEREAS, this mediated use can yield positive planning benefits when compared to the previous proposed use and other uses within the C-1 zoning district, such as lower amounts of traffic, lower septic tank usage, no residency, and providing a use that is identical to the Palm Coast Plantation outdoor vehicle storage facility; and
WHEREAS, the County’s approach is to work in good faith with the undersigned to protect the vehicular access and appearance of Colbert Lane, protect the ability of the adjoining property owner (of approximately 2 acres, north and west of the Property) to properly develop in the C-1 zoning district, and appropriately address the concerns of the adjoining residential subdivisions – Palm Coast Plantation and Grand Haven; and

WHEREAS, as a Land Use Authorization, the specific provisions of this proffer may be incorporated into a land use permit and other authorizations from Flagler County to allow development of the Property; and

WHEREAS, the undersigned is making this proffer to induce Flagler County to approve these development conditions as an appropriate means to resolve any pending land use disputes or claims between the undersigned and Flagler County.

GENERAL PROVISIONS: Upon acceptance by Flagler County of the undersigned’s proffer as a Land Use Authorization, the undersigned as Applicant shall construct all improvements in accordance with a site development plan approved by Flagler County which will include the following conditions:

1. A maximum of 100 storage/parking spaces for operable vehicles bearing current tag/registration, with “vehicles” including: Class A, B, and C motorhomes; automobiles; travel trailers; and boats with trailers. No storage/parking of tractor-trailers is permitted. Commercial vehicle storage/parking may not exceed 10% of the total available parking spaces.

2. The Applicant indicates that the vehicular storage yard will be laid out onsite with a large looping drive aisle with potential parking inside and outside the loop. The entrance, drive aisles and all the parking areas between the aisles shall be paved with asphalt or concrete. Spaces on the outside of the drive aisle loop may be developed as non-paved stabilized parking subject to the following:
   a. Such spaces are developed only after or in conjunction with the paved spaces.
   b. Such spaces shall not exceed one-half of the total number of spaces.
   c. Such spaces shall be identified through curb-stops and end-to-end pavers or ribbon curbing to outline the spaces, or other methods acceptable to the County Development Engineer.
   d. Such spaces shall have a minimum base of six inches (6") of compacted limerock or shell and topped with two inches (2") finer surface aggregate material or alternatively be surfaced with either: paver blocks; permeable reinforcing grid; paved ribbon parking; or similar surface acceptable to the County Development Engineer.
   e. Stormwater management shall be permitted, constructed and maintained (without recourse to Flagler County or Palm Coast Plantation HOA) in accordance with the
Flagler County Land Development Code and St. Johns River Water Management District).

3. Parking spaces may be covered or uncovered, with any structures requiring issuance of building permits. All covered parking spaces shall be paved with concrete or asphalt.

4. A landscaped buffer with a minimum width of fifty feet (50') will be required adjacent to Colbert Lane. The Owner shall keep the landscaped buffer in a natural vegetated condition with intact understory vegetation instead of new landscape plantings. The buffer should be opaque, requiring native vegetation supplemental plantings if necessary to maintain opaqueness. Invasive species must be controlled.

5. A landscaped buffer with a minimum width of twenty five feet (25') will be required adjacent to the east and south (except for the portion of the common access easement developed as the driveway) parcel line of Parcel #27-11-31-4892-00000-00R1 (Katz parcel); this buffer shall be kept in a natural vegetated condition with intact understory vegetation instead of new landscape plantings. The buffer should be opaque, requiring native vegetation supplemental plantings if necessary to maintain opaqueness. Invasive species must be controlled.

   a. If Parcel #27-11-31-4892-00000-00R1 is subsequently acquired or otherwise developed in conjunction with Parcel #27-11-31-4892-00000-00R0, then this buffer requirement shall be eliminated.

   b. If a stormwater retention pond is developed along any common parcel line adjacent to Parcel #27-11-31-4892-00000-00R1, then this buffer requirement shall be eliminated for the extent of the portion of the common parcel line developed with the stormwater retention pond.

6. A minimum five foot (5') setback will be required along the south, east, and north property lines adjoining the conservation area. Invasive species must be controlled. The Applicant may place a fence, berm, or site grading within the setback; however, no other structures or site work will be permitted within the minimum five foot (5') setback.
7. Interior landscaped planting areas shall be provided at the ends of any covered parking spaces so as to break up the monotony of the parking/storage area and to protect any covered parking structures from damage by vehicles. Where parking/storage adjoins any stormwater retention pond, a minimum five foot (5’) wide landscape buffer shall be provided consisting of no less than one understory tree planted every fifty feet (50’) together with shrubs and groundcover so as to create a continuous landscaped buffer a minimum of three feet (3’) in height at maturity.

8. All non-natural landscaped areas shall be irrigated and maintained in perpetuity.

9. The entire area used for parking/storage is to be fenced with a six foot (6’) fence with gated access, including access to emergency services through a Knox Box/lock or Siren Operated Sensor (SOS). (The six foot (6’) fence height is in accordance with the County’s Land Development Code. As fences serve to deter vandals, for higher fences they simply damage the fence to gain access).

10. The driveway shall use the shared easement as recorded in the Official Records of Flagler County, Florida, and meandered so as to eliminate the sight-line from Colbert Lane. Where the driveway is angled through the buffer (where the driveway is not perpendicular to the Colbert Lane right-of-way), the Owner will either: provide interior plantings opposite the buffer and adjoining the interior portion of the driveway aisle in an equal and reciprocal manner so as to provide the minimum fifty foot (50’) buffer width; or provide a combination of interior plantings and/or a wall, fence, or berm adjacent to the driveway aisle so as to be at least 90% opaque when viewed from the Colbert Lane right-of-way.

11. The right-in, right-out driveway requirement will be waived for this use, but may be necessary for a future use. The County reserves the right to require a right-in, right-out driveway configuration in the event that a change of use warrants the right-in, right-out configuration.

12. No deceleration or acceleration lane will be needed for this use unless warranted in the future due to increased trip counts on Colbert Lane.

13. A single freestanding monument sign not to exceed ten feet (10’) in height and 32 square feet in sign area, with the sign area measured as a single face of a double-faced sign (e.g., the freestanding monument sign may have two faces, each sign face no greater than 32 square feet in area). If illuminated, the sign shall use LED lighting.

14. Primary electrical feed onto the parcel shall be underground. Covered parking/storage spaces may include electrical hookups of 20 amps or less for connection to motorcoaches and travel trailers for purposes of running appliances and/or air conditioning for climate control, but not for purposes of occupancy: no occupancy is permitted.

15. Lighting in the parking/storage area may be provided. If provided, the lighting shall be LED and of a type that is shielded or aimed downward and limited to no more than thirty feet (30’) in height so as to create downcast lighting that reduces lighting effects onto adjacent parcels.
16. An office/maintenance facility – less than 1,000 square feet in total conditioned space, with a maintenance shop/shed not to exceed 1,000 square feet in area – may be constructed to provide onsite staffing and storage. If developed, the office may be connected to a well and an onsite sewage disposal system as permitted by the Health Department, but limited in size to the service needed for the office use. The office and maintenance facility may be constructed as one building or two separate buildings. Flexibility in the square footage of each use shall be permitted provided the total square footage does not exceed 2,000 s.f. in total. Neither use shall permit any residency amenities such as kitchen, shower/bath, and similar amenities.

17. One 2A:10B:C fire extinguisher shall be provided at the office/maintenance facility and, if covered parking is constructed, no less than one additional 2A:10B:C fire extinguisher shall be provided for every 200 feet of linear building frontage (as measured on a single building face along its long dimension, and to be mounted on one building side only) or as otherwise required by the County Fire Marshal. Fire extinguishers shall be mounted in a weatherproof mounting with appropriate identification meeting NFPA standards and shall be readily accessible to Owner and their tenants at all times.

18. Security plan to be provided to the County.

19. No onsite residency or overnight occupancy is permitted.

20. No home occupations or roadside vendors are permitted. No businesses shall operate on the parcel, including commercial repair services for vehicles and trailers. However, this shall not prevent ordinary maintenance by the vehicle or trailer owner or offsite providers engaged by the owner.

21. The construction of the development (issuance of a land development permit) is to commence within three (3) years and the project shall be completed within five (5) years.

22. Flagler County will provide a written notice to the Palm Coast Plantation Homeowners Association within seven (7) calendar days of receipt of a site plan application by the County for the parcel.
GURELL LAND MANAGEMENT, LLC  
BY OWNER/APPLICANT:

[Signature of Owner]

[Richard Gurell]  
Print Name

Date Signed:  
11/19/18

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 19TH day of November, 2018, by Richard Gurell, who swore or affirmed that he/she is authorized to enter into this Agreement and to bind Gurell Land Management, LLC. Such person:

[ ] is/are personally known to me.

[ ] produced a current driver license(s).

[ ] produced __________________________ as identification.

[Seal]

Notary Public  
Commission No.: GG132536  
My Commission Expires: 8/13/21

[ADAM MENGE1]  
MY COMMISSION # GG 132536  
EXPIRES: August 13, 2021  
Bonded Thru Notary Public Underwriters
FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
PUBLIC HEARING / AGENDA ITEM #6


DATE OF MEETING: April 9, 2019

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 an amendment to the PUD Development Agreement 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 February 26, 2019, Bob Dickinson, on behalf of the parcel owners, Oare Associates, LLC, submitted an application for review for the amendment of several of the development criteria/dimensional standards in the Renaissance at Hammock Dunes PUD. If approved, the proposed amendment will ultimately be adopted by ordinance by the Board of County Commissioners.

The development criteria for the Renaissance at Hammock Dunes PUD were established through the adoption of Ordinance No. 2018-13 on August 6, 2018, as recorded at Official Records Book 2299, Pages 384 through 391, Public Records of Flagler County, Florida. Principally this amendment revises front and rear setbacks and recognizes a lesser rear setback for swimming pools, pool decks, and screen enclosures as is customary in other residential zoning districts. Additionally, this amendment eliminates the 35% maximum lot coverage, leaving the 30% minimum pervious area standard in place. The difference between these two measures is that the lot coverage includes only the area of any principal and accessory structures, while the impervious areas (the opposite of the 30% minimum pervious is a 70% maximum impervious limitation) includes not only the area of all principal and accessory structures, but additionally includes the driveway, decks, screen enclosures, etc. The 30% minimum pervious – and its opposite 70% maximum impervious standard – is consistent with other lots within Hammock Dunes. As a further limiting factor, the minimum setbacks will maintain a clear perimeter area on each lot free of principal and accessory structures; the 70% maximum impervious is difficult to reach on a practical basis due to the minimum setbacks.

Ultimately, any amendment to a PUD must demonstrate that the criteria for the establishment of the PUD continue to be met following the amendment. Specifically, the Land Development Code lists these required findings as (in relevant part):

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

2. The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.” (FCLDC Sec. 3.04.02.F).

The October 15, 2018 preliminary plat approval by the Board of County Commissioners through Application #3151 will not require revision due to this amendment. However, minor changes are permissible as the plat moves from preliminary plat to final plat.

This request was reviewed by the Technical Review Committee at their March 20, 2019 regular meeting. All outstanding staff comments have been addressed by the applicant.

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.
STAFF RECOMMENDATION: Based on the provided application and supplemental information, the Planning Department finds that the criteria at Flagler County Land Development Code Section 3.047.02.F have been met and recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3173, the amendment and restating of the PUD Development Agreement for the Renaissance at Hammock Dunes PUD, to be adopted through an ordinance titled similar to:

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA AMENDING AND RESTATING THE PUD (PLANNED UNIT DEVELOPMENT) DEVELOPMENT AGREEMENT FOR RENAISSANCE AT HAMMOCK DUNES; AMENDING FLAGLER COUNTY ORDINANCE NO. 2018-13; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

OPTIONS FOR THE BOARD: Following the public hearing, based on the evidence and testimony provided by staff through the staff report, the applicant through their submittal and presentation, public comments, and the Board’s deliberations, the Board may:

1. RECOMMEND APPROVAL OF THE REQUEST - The Planning and Development Board makes a finding that the criteria listed in Land Development Code Section 3.04.02.F have been met and therefore recommends approval of the amendment and restating of the PUD Development Agreement for the Renaissance at Hammock Dunes PUD.

2. RECOMMEND APPROVAL OF THE REQUEST WITH MODIFICATIONS/CONDITIONS - The Planning and Development Board makes a finding that the criteria listed in Land Development Code Section 3.04.02.F have been met and therefore recommends approval of the amendment and restating of the PUD Development Agreement for the Renaissance at Hammock Dunes PUD, but additionally recommends that the development criteria/dimensional standards be changed based on the outcome of the public hearing and the Board’s deliberations.

3. RECOMMEND DENIAL OF THE REQUEST - The Planning and Development Board makes a finding that the criteria listed in Land Development Code Section 3.04.02.F have not been met and therefore recommends denial of the amendment and restating of the PUD Development Agreement for the Renaissance at Hammock Dunes PUD.

4. TABLE THE REQUEST – The Planning and Development Board makes a determination that sufficient factual data has not been presented and tables the request to a time and date certain pending additional information and deliberations by the Board. [This option assumes that additional information is necessary for the Board to be able to make a determination; this should not be used to delay an action where no additional information is anticipated to be provided by an applicant, staff, or the public.]

ATTACHMENTS:
1. Technical Staff Report
2. Draft Ordinance, with attached Site Development Plan
3. Draft Ordinance in redline format
4. Adopted Ordinance No. 2018-13
5. Application and supporting documents
6. Public notice
APPLICATION #3173
AMEND AND RESTATE RENAISSANCE AT HAMMOCK DUNES PUD
TECHNICAL STAFF REPORT

Project Name
Application for Review in the PUD (Planned Unit Development) District to Amend and Restate the PUD Development Agreement for the Renaissance at Hammock Dunes PUD (Application #3173)

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

Report in Brief
This request seeks approval of an amendment to the PUD Development Agreement for the Renaissance at Hammock Dunes PUD. Together with the text amendment, the PUD Site Development Plan accompanying the Agreement is amended to depict the revised development criteria/dimensional standards.

Standards for Review
LDC Section 3.04.02, Reclassification procedure, and Section 3.04.03, Site development review of a PUD

Staff Analysis
The PUD Site Development Plan consists of one sheet bearing a February 26, 2019 revision date.
Site development requirements listed on the PUD Site Development Plan provide for the following requirements (listed here in strikethrough and underline format to depict the relevant changes):

Minimum lot size: 6,000 square feet
Minimum lot width: 50 feet
Minimum front setback: 15 feet

Minimum rear setback
(Lots 1-14 and 25): 30 feet
(Lots 15-18 and 20-23): 20 feet
(Lots 19 and 24): 15 feet
(Lots 25-28): 20 feet
(All lots – pools, pool decks & screen enclosures): 15 feet

Minimum side setback (interior lot): 5 feet
Minimum side setback (street side): 20 feet
Minimum perimeter side yard
(Lots 14, 15, 20, and 28): 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

In addition to these changes, the notes accompanying the criteria is proposed to be changed as follows:

Notes:
1. The minimum setbacks listed above shall apply to all structures, pools, pool decks, and screen enclosures.
2. The side setback area shall provide for proper access and property drainage as follows:
   a. No mechanical equipment shall be permitted within 10 ft. of mechanical equipment on adjacent property. The survey submitted with the residential building permit shall include the location of adjacent residence and all mechanical equipment indicating the required separation.
   b. Each residence shall include roof gutters with downspouts connected to an underground drainage system including PVC yard drains in low points on the property leading to an outlet location as required by the community drainage design parameters.

32. 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.

Aside from these changes, the plans remaining the same as those previously reviewed in 2018 by the Planning and Development Board. These changes are intended to adjust the setbacks to, among other things, allow for the addition of pools, pool decks, and screenrooms.
Future Land Use Map
Zoning Map
ORDINANCE NO. 2019 – ___

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA
AMENDING AND RESTATING THE PUD (PLANNED UNIT
DEVELOPMENT) DEVELOPMENT AGREEMENT FOR
RENAISSANCE AT HAMMOCK DUNES; AMENDING FLAGLER
COUNTY ORDINANCE NO. 2018-13; 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, on August 6, 2018, the Board of County Commissioners approved and adopted Ordinance No. 2018-13, creating the Renaissance at Hammock Dunes Planned Unit Development (PUD), which was recorded at Official Records Book 2299, Pages 384 through 391, Public Records of Flagler County, Florida; and

WHEREAS, subsequent to the adoption of the PUD development agreement, the owners pursued preliminary plat approval; and

WHEREAS, as part of the preliminary plat review process, the owners recognized development criteria and dimensional standards that would need to be amended for development to occur within the Renaissance at Hammock Dunes PUD; and

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

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

WHEREAS, on April 9, 2019, the Planning and Development Board conducted a public hearing on this request and voted to recommend approval; and

WHEREAS, on May 6, 2019, the Flagler County Board of County Commissioners held a public hearing on this request and voted to approve this Amended and Restated PUD Development Agreement for 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 to Section 3.04.02 of the Flagler County Land Development Code, finds as follows:

1. The proposed Amended and Restated 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 Amended and Restated 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 Amended and Restated PUD Development Agreement for the Renaissance at Hammock Dunes Planned Unit Development (PUD).

B. The Board of County Commissioners hereby adopts the Amended and Restated 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) zoning district, with the exception of the following dimensional requirements which shall vary from those listed for the R-1d zoning district:

   Minimum lot size: 6,000 square feet
   Minimum lot width: 50 feet
   Minimum front setback: 15 feet
Minimum rear setback
(Lots 1-14): 30 feet
(Lots 15-18 and 20-23): 20 feet
(Lots 19 and 24): 15 feet
(Lots 25-28): 20 feet
(All lots – pools, pool decks & screen enclosures): 15 feet
Minimum side setback (interior lot): 5 feet
Minimum side setback (street side): 20 feet
Minimum perimeter side yard
(Lots 14, 15, 20, and 28): 15 feet
Maximum building height: 35 feet
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. The side setback area shall provide for proper access and property drainage as follows:
   a. No mechanical equipment shall be permitted within 10 ft. of mechanical equipment on adjacent property. The survey submitted with the residential building permit shall include the location of adjacent residence and all mechanical equipment indicating the required separation.
   b. Each residence shall include roof gutters with downspouts connected to an underground drainage system including PVC yard drains in low points on the property leading to an outlet location as required by the community drainage design parameters.
3. 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.

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. Temporary construction and permanent secondary emergency access through the adjacent, County-owned greenway parcel is authorized pursuant to, and subject to the limitations of, an easement agreement to be recorded in the Official Records of Flagler County.

G. Adequate emergency vehicle access and turn-arounds shall be provided at all times.
H. 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.

I. 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.

J. Construction of model homes may be permitted following preliminary plat approval; however, a Certificate of Occupancy may not be issued and no occupancy or use of a model home shall occur until the subdivision improvements have been completed by the contractor and inspected and approved by the County and the final plat has been approved by the Board of County Commissioners and recorded in the public records. 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 after the subdivision improvements have been completed by the contractor and inspected and approved by the County.

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

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

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

N. The owner agrees to the terms and conditions of this Ordinance as demonstrated through their consent and signature provided at Exhibit “C” attached hereto and made a part hereof.

Section 3. EFFECTIVE DATE
This Ordinance shall take effect upon Official Acknowledgement by the Secretary of State that the Ordinance has been filed.

(Remainder of page intentionally blank, signature page to follow)
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS 6TH DAY OF MAY, 2019.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By: ____________________________
    Donald T. O'Brien, Jr., Chair

ATTEST:

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

Approved as to Form:

______________________________
Al 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 S37°30′12″E and a chord distance of 39.81 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.
EXHIBIT “C”
Owner’s Consent

COMES NOW, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to an digress with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Amended and Restated Renaissance at Hammock Dunes PUD.

WITNESS my hand and official seal this ____ day of _____________________, 2019.

WITNESSES:  

______________________________
Printed Name

______________________________
Printed Name

______________________________
Its: ____________________________
Title

OARE ASSOCIATES, LLC

______________________________
By: ____________________________
ORDINANCE NO. 2019 – AN

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA
AMENDING AND RESTATING THE PUD (PLANNED UNIT
DEVELOPMENT) DEVELOPMENT AGREEMENT FOR
RENAISSANCE AT HAMMOCK DUNES; AMENDING FLAGLER
COUNTY ORDINANCE NO. 2018-13; 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, on August 6, 2018, the Board of County Commissioners approved and adopted Ordinance No. 2018-13, creating the Renaissance at Hammock Dunes Planned Unit Development (PUD), which was recorded at Official Records Book 2299, Pages 384 through 391, Public Records of Flagler County, Florida; and

WHEREAS, subsequent to the adoption of the PUD development agreement, the owners pursued preliminary plat approval; and

WHEREAS, as part of the preliminary plat review process, the owners recognized development criteria and dimensional standards that would need to be amended for development to occur within the Renaissance at Hammock Dunes PUD; and

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

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

WHEREAS, on April 9, 2019, the Planning and Development Board conducted a public hearing on this request and voted to recommend approval; and

WHEREAS, on May 6, 2019, the Flagler County Board of County Commissioners held a public hearing on this request and voted to approve this Amended and Restated PUD Development Agreement for 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 to Section 3.04.02 of the Flagler County Land Development Code, finds as follows:

1. The proposed Amended and Restated 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 Amended and Restated 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 Amended and Restated PUD Development Agreement for the Renaissance at Hammock Dunes Planned Unit Development (PUD).

B. The Board of County Commissioners hereby adopts the Amended and Restated 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) zoning district, with the exception of the following dimensional requirements which shall vary from those listed for the R-1d zoning district:

   Minimum lot size: 6,000 square feet
   Minimum lot width: 50 feet
   Minimum front setback: 15 feet 20 feet
Minimum rear setback
   (Lots 1-14 and 25): 30 feet
   (Lots 15-18 and 20-23 and 26-29): 20 feet
   (Lots 19 and 24): 15 feet
   (Lots 25-28): 20 feet
(All lots – pools, pool decks & screen enclosures): 15 feet
Minimum side setback (interior lot): 5 feet
Minimum side setback (street side): 20 feet
Minimum perimeter side yard
   (Lots 14, 15, 20, and 26-29): 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. The side setback area shall provide for proper access and property drainage as follows:
   a. No mechanical equipment shall be permitted within 10 ft. of mechanical equipment on adjacent property. The survey submitted with the residential building permit shall include the location of adjacent residence and all mechanical equipment indicating the required separation.
   b. Each residence shall include roof gutters with downspouts connected to an underground drainage system including PVC yard drains in low points on the property leading to an outlet location as required by the community drainage design parameters.
3. 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. Temporary construction and permanent secondary emergency access through the adjacent, County-owned greenway parcel is authorized pursuant to, and subject to the limitations of, an easement agreement to be recorded in the Official Records of Flagler County.
G. Adequate emergency vehicle access and turn-arounds shall be provided at all times.

H. 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.

I. 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.

J. Construction of model homes may be permitted following preliminary plat approval; however, a Certificate of Occupancy may not be issued and no occupancy or use of a model home shall occur until the subdivision improvements have been completed by the contractor and inspected and approved by the County and the final plat has been approved by the Board of County Commissioners and recorded in the public records. 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 after the subdivision improvements have been completed by the contractor and inspected and approved by the County.

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

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

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

N. The owner agrees to the terms and conditions of this Ordinance as demonstrated through their consent and signature provided at Exhibit “C” attached hereto and made a part hereof.

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 6TH DAY OF MAY, 2019.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By: ___________________________
    Donald T. O'Brien, Jr., Chair

ATTEST:

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

Approved as to Form:

By: ___________________________
    Al Hadeed, County Attorney
EXHIBIT “A”
Legal Description

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 S35°24′53″E a 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.
EXHIBIT “C”
Owner’s Consent

COMES NOW, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to an digress with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Amended and Restated Renaissance at Hammock Dunes PUD.

WITNESS my hand and official seal this ____ day of _____________________, 2019.

WITNESSES:

OARE ASSOCIATES, LLC

By: ________________________________

_______________________________
Printed Name

_______________________________
Printed Name

_______________________________
Its: ________________________________
Title

_______________________________
Printed Name
ORDINANCE NO. 2018 – 13

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 18, 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, subject to changes described at the public hearing; and

WHEREAS, following Board approval of the ordinance (adopted as Ordinance No. 2018-13) adopting the PUD site development plan, the ordinance was not filed with the Department of State within ten (10) days following adoption by the Board, resulting in the ordinance not becoming effective; and

WHEREAS, Oare Associates, LLC, again request the Board’s approval of the site development plan for 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 to 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) zoning district, with the exception of the following dimensional requirements which shall vary from those listed for the R-1d zoning 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. Temporary construction access through the adjacent, County-owned greenway parcel is authorized pursuant to, and subject to the limitations of, a temporary construction easement to be recorded in the Official Records of Flagler County.

G. The Board of County Commissioners grants a waiver through Land Development Code Section 4.07.00 of the secondary emergency access requirement required by Section 4.06.02.M. Adequate emergency vehicle access and turn-arounds shall be provided at all times.

H. 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.

I. 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.

J. Construction of model homes may be permitted following preliminary plat approval; however, a Certificate of Occupancy may not be issued and no occupancy or use of a model home shall occur until the subdivision improvements have been completed by the contractor and inspected and approved by the County and the final plat has been approved by the Board of County Commissioners and recorded in the public records. 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 after the subdivision improvements
have been completed by the contractor and inspected and approved by the County.

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

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

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

N. The owner agrees to the terms and conditions of this Ordinance as demonstrated through their consent and signature provided at Exhibit “C” attached hereto and made a part hereof.

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 6TH DAY OF AUGUST, 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: ___________________________  
Al 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 S37°30'12"E and a chord distance of 39.81 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.
EXHIBIT “B”
PUD Site Development Plan
EXHIBIT "C"
Owner's Consent

COMES NOW, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Renaissance at Hammock Dunes PUD.

WITNESS my hand and official seal this 31st day of July, 2018.

WITNESSES:

[Signatures]

Austin Brockenbrough, IV
Manager
Oare Associates, LLC

STATE OF Virginia
COUNTY OF Henrico

The foregoing instrument was acknowledged before me this 31st day of July, 2018, by Austin Brockenbrough, IV, who is personally known to me or produced for identification and who did/did not take an oath.

WITNESS my hand and official seal this 31st day of July, 2018.

[Signature of Notary Public]

Robin R. Hayden
Printed Name

(SEAL)
February 26, 2019

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

RE: Application for Review  
Revised Site Development Data from Previous Submittal  
Renaissance at Hammock Dunes

Dear Mr. Mengel,

The following items are attached as an Application for Review at Hammock Dunes for consideration at Flagler County Technical Review Committee March 20, 2019 and Flagler County Planning & Development Board on April 9, 2019.

1. Application for Review  
2. Owners Authorization  
3. Copy of Owner(s) recorded Warranty Deed  
4. Revised Site Development Data  
5. Renaissance Conceptual Development Plan Revised 2-25-19  
6. Application Fee $370.00

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 REVIEW**

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

<table>
<thead>
<tr>
<th>PROPERTY OWNER(s):</th>
</tr>
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<tbody>
<tr>
<td>Name(s): CARE ASSOCIATES, LLC</td>
</tr>
<tr>
<td>Mailing Address: 203 E. RICH AVENUE</td>
</tr>
<tr>
<td>City: DELAND State: FLORIDA Zip: 32744</td>
</tr>
<tr>
<td>Telephone Number: 386 736 9225  Fax Number:</td>
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<tr>
<th>APPLICANT(s):</th>
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<tr>
<td>Name(s): ROBERT E. DICKINSON</td>
</tr>
<tr>
<td>Mailing Address: 33 OLD KINGS RD N. SUITE 1</td>
</tr>
<tr>
<td>City: PALM COAST State: FLORIDA Zip: 32137</td>
</tr>
<tr>
<td>Telephone Number: 386 931 2853  Fax Number:</td>
</tr>
<tr>
<td>E-Mail Address: DICKINSONCIAOL.COM</td>
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<tr>
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<th>LEGAL DESCRIPTION:</th>
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<td>MIXED USE</td>
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<th>Subject to A1A Scenic Corridor?</th>
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<td>YES</td>
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**PURPOSE OF SUBMISSION / PROJECT DATA:**

REVISED SITE DEVELOPMENT DATA

Signature of Owner(s)/Applicant/Agent if Owner Authorization form attached

Signature of Owner(s)/Applicant/Agent if Owner Authorization form attached

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:

* APPROVED WITH CONDITIONS

Signature of Chairman: ________________________________

Date: ________________________________ *approved with conditions, see attached.

**OFFICIAL USE ONLY**

BOARD OF COUNTY COMMISSIONERS ACTION:

* APPROVED WITH CONDITIONS

Signature of Chairman: ________________________________

Date: ________________________________ *approved with conditions, see attached.
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 Oare 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 Preliminary Plat of parcel 04-11-03-2064.000E1-0180

(A LL PERSONS WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: ________________________________
Signature of Owner

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

By: ________________________________
Signature of Owner

Printed Name of Owner

Address of Owner: 203 E. Rich Avenue
Mailing Address:

Deland, Florida 32740
City State Zip

Telephone Number (incl. area code) 386-738-9225

STATE OF FLORIDA
COUNTY OF JEFFERSON

The foregoing was acknowledged before me this 21st day of August, 2018, by Elizabeth O. Neale and
who is/are personally known to me or who has produced State Issued Drivers License
as identification, and who (did) / (did not) take an oath.

Signature of Notary Public

Revised 5/08

(Notary Stamp)
SPECIAL WARRANTY DEED
(LIMITED PARTNERSHIP)

This SPECIAL WARRANTY DEED, dated 18th Day of May, 2005
by
RED ASSOCIATES, L.P., a Delaware limited partnership
whose principal address is
2 Camino del Mar, Palm Coast, FL 32137
hereinafter called the GRANTOR,
WHEREAS the GRANTOR, by and in consideration of the sum of $10.00 and other valuable considerations, receipt
hereof is hereby acknowledged, hereby grants, bargains, sells, assigns, transfers, releases, conveys and confirms 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 zoning 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: [Print Name]

State of: [State]
County of: [County]

THE PRESENT INSTRUMENT was acknowledged before me on [Date] by
[Signature]
[Print Name]
[Title]

[State] NOTARY PUBLIC
[Title]
[Print Name]
[State] NOTARY PUBLIC
[Signature]
[Title]
[Print Name]
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:


THENCE 53° 24' 53" E A DISTANCE OF 285.10 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 N 41° 45' 33" E AND A CHORD DISTANCE OF 153.80 FEET TO A NON-TANGENT LINE, THE WESTERLY LINE OF PARCEL GC-7 (GOLF COURSE) PFR THE SUBDIVISION PLAT OF HAMMOCK DUNES PHASE I, AS RECORDED IN MAP BOOK 30, PAGES 76 THROUGH 80, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID CURVE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CAMINO DEL MAR N 47° 15' 49" W ALONG SAID WESTERLY LINE OF PARCEL GC-7 A DISTANCE OF 342.21 FEET; THENCE S 52° 12' 29" W A DISTANCE OF 140.32 FEET; THENCE S 21° 42' 29" W A DISTANCE OF 240.36 FEET; THENCE DEPARTING SAID WESTERLY LINE OF PARCEL GC-7, S 80° 00' 09" W A DISTANCE OF 119.00 FEET; THENCE N 82° 23' 25" W A DISTANCE OF 135.00 FEET; THENCE S 58° 24' 33" W A DISTANCE OF 89.00 FEET; THENCE N 20° 25' 27" W A DISTANCE OF 32.00 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, THENCE NORTHWESTERLY A DISTANCE OF 557.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 135° 43' 16", A RADIUS OF 350.00 FEET, A CHORD BEARING OF N 85° 57' 00" W AND A CHORD DISTANCE OF 350.01 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 1532.38 FEET, A CHORD BEARING OF N 4° 29' 55" E AND A CHORD DISTANCE OF 179.10 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE S 40° 58' 24" E ALONG SAID NON-TANGENT LINE A DISTANCE OF 156.32 FEET; THENCE N 86° 01' 34" E A DISTANCE OF 327.23 FEET; THENCE N 48° 05' 41" E A DISTANCE OF 89.28 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.
SITE DEVELOPMENT DATA
RENAISSANCE at HAMMOCK DUNES
REVISED 2-25-19

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

SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY
28 UNITS ON 7.77 ACRES = 3.6 DU/AC

PERMITTED PRINCIPAL USES AND STRUCTURES
1. Single Family Dwellings, but not mobile home dwellings
2. Recreational areas accessory to residential developments.
3. Home occupation subject to County Home Occupation Guidelines

MINIMUM LOT SIZE
6000 SF

MINIMUM LOT WIDTH
50 FT

MINIMUM SETBACK :
Front Yard Structures
15 FT
Rear Yard
Lots 1-14 Structures
30 FT
Pools & Screen Enclosures
15 FT
Lots 15-18, 20-23 Structures
20 FT
Pools & Screen Enclosures
15 FT
Lots 19 & 24 Structures
15 FT
Pools & Screen Enclosures
15 FT
Lots 25-28 Structures
20 FT
Pools & Screen Enclosures
15 FT

Side yard
Interior Lot
5 FT
Perimeter side yard
15 FT (Lots 14, 15, 20, and 28)
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.

MINIMUM PERVIOUS AREA :
30 %

MINIMUM LIVING AREA :
1,700 SF
OWNERSHIP OF COMMON AREAS and OPEN SPACE TRACTS A, B, C, D, and E Owned and maintained by Private HOA.
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

No mechanical equipment allowed within a 5ft. side yard setback.
No further comments at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

No comments at this time

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

No comment
March 26, 2019

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

Renaissance at Hammock Dunes
Application 3173 PUD Amendment
Flagler County Technical Review Committee
March 20, 2019 Comments

Dear Mr. Mengel,

The following is in response to the comment from Development Engineering per our discussion at the meeting.

Response to: No mechanical equipment in side setback.

**Side Setback Requirements**

The side setback area shall provide for proper access and property drainage as follows:

1. No mechanical equipment shall be permitted within 10 ft. of mechanical equipment on adjacent property. The survey submitted with the residential building permit shall include the location of adjacent residence and all mechanical equipment indicating the required separation.

2. Each residence shall include roof gutters with downspouts connected to an underground drainage system including PVC yard drains in low points on the property leading to an outlet location as required by the community drainage design parameters.

I believe this language addresses the concerns for access and drainage. If you have any questions or require additional information feel free to contact me.

Sincerely,

Robert E. Dickinson, RLA
March 21, 2019

Renaissance at Hammock Dunes
Application 3173 PUD Amendment

Response to: No mechanical equipment in side setback.

**Side Setback Requirements**

The side setback area shall provide for proper access and property drainage as follows:

1. No mechanical equipment shall be permitted within 10 ft. of mechanical equipment on adjacent property. The survey submitted with the residential building permit shall include the location of adjacent residence and all mechanical equipment indicating the required separation.

2. Each residence shall include roof gutters with downspouts connected to an underground drainage system including PVC yard drains in low points on the property leading to an outlet location as required by the community drainage design parameters.
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<td>30 AVENUE ROYALE</td>
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<td>HAMMOCK DUNES OWNERS ASSOC INC</td>
<td>PO BOX 353338</td>
<td>PALM COAST</td>
<td>FL</td>
<td>32135</td>
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<td>04-11-31-2986-00000-0000</td>
<td>RICHARD A &amp; ROSE HOTTINGER</td>
<td>24 SAN MARCO CT</td>
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<td>PO BOX 353338</td>
<td>PALM COAST</td>
<td>FL</td>
<td>32135</td>
</tr>
</tbody>
</table>

I hereby affirm mailed notice to each owner on March 22, 2019 for the Planning and Development Board Meeting on April 9, 2019 at 6:00 PM and the Board of County Commissioners Meeting on May 6, 2019 at 9:30 am

Wendy Hickey, Planner

Hasler
03/22/2019
US POSTAGE $000.00
ZIP 32110
011E11679462
March 22, 2019

FLAGLER COUNTY BOCC
1769 E MOODY BLVD
BUNNELL, FL 32110

Re: Application #3173-Amendment to a PUD (Planned Unit Development).
Parcel # 04-11-31-2984-000E1-0180

Dear Property Owner:

As an owner of property within 300' of the property referenced herein, Flagler County hereby gives notice to two public hearings to consider approval of a request by Robert E Dickinson as agent for Oare Associates, LLC for an Amendment to the Renaissance at Hammock Dunes Development Agreement a PUD (Planned Unit Development) on approximately 7.77 +/- acres identified as parcel number # 04-11-31-2984-000E1-0180.

The public hearings for the application will be held in the Board Chambers of the Flagler County Government Services Building located at 1769 East Moody Boulevard, Building 2, Bunnell, Florida, and the hearings are scheduled as follows:

Planning and Development Board public hearing on Tuesday, April 9, 2019 at 6:00 p.m.

Board of County Commissioners public hearing on Monday, May 6, 2019 at 9:30 p.m.

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 AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

Pursuant to Chapter 125, Florida Statutes, the Flagler County Board of County Commissioners hereby provide notice of consideration of Application #3173 submitted by Robert E. Dickinson, with Dickinson Consulting, Inc., as agent to the owner, Oare Associates, LLC and possible adoption of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA; AMENDING THE DEVELOPMENT AGREEMENT FOR THE RENAISSANCE AT HAMMOCK DUNES PLANNED UNIT DEVELOPMENT BY AMENDING FLAGLER COUNTY ORDINANCE NO. 2018-13; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

PLANNING AND DEVELOPMENT BOARD – April 9, 2019 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida.

BOARD OF COUNTY COMMISSIONERS – May 6, 2019 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearings 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 planningdept@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, Building 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 WILL 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.

L2323597 Mar. 23, 2019 1t
SUBJECT: QUASI-JUDICIAL – Application #3176 – Request for Site Development Plan approval for an existing Public Use in the City of Palm Coast P&G (Park and Greenway) District located at 7900 Old Kings Road North; Parcel Number: 09-10-30-0000-01010-0021; 242.05+/- acres. Owner: Florida Agricultural Museum, Inc./Applicant: Charlie Faulkner (Project #2019020031).

DATE OF MEETING: April 9, 2019

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The request is for approval of a Site Development Plan for an existing Public Use in the City’s P&G (Park and Greenway) District for development of new museum exhibit buildings at the Florida Agriculture Museum. The subject parcel is 242.04+/- acres in size (with the proposed development area limited to 1+/- acre) and is located on the East side of Old Kings Road N.

The applicant submitted an application for site development plan review in March. The purpose of the submittal was to seek authorization to add additional exhibit buildings to the museum property. The location of the proposed new exhibit buildings would allow the applicant to expand the museum’s programs, generate additional revenue, and provide more opportunities for visitor trips. Modifications to the museum’s infrastructure, like utility
services, water and septic systems, and parking and signage, would be required as the existing infrastructure will support these new exhibits.

This application was reviewed by the Technical Review Committee at its March 20, 2019 regular meeting: all outstanding comments have been satisfactorily addressed prior to the Planning and Development Board’s consideration of this request.

This agenda item is:

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

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

RECOMMENDATION: The Planning and Development Board approves Application #3176, adopting a Site Development Plan for the Florida Agriculture Museum at 7900 Old Kings Road North, an existing Public Use in the City’s P&G (Park & Greenway) District (Parcel Number: 09-10-30-0000-01010-0021).

ATTACHMENTS:
1. Technical Staff Report
2. Site Development Plan
3. Application and supporting documents
4. TRC comments
Project: Site Development Plan in an existing Public Use in the City of Palm Coast P&G (Park and Greenway) District

Project#/Application#: 3176/2019020031

Owner: Florida Agriculture Museum, Inc.

Applicant/Agent: Charlie Faulkner

Parcel #: 09-10-30-0000-01010-0021

Parcel Size: 242.04 +/- acres (development area limited to 1 +/- acres)

Address: 7900 Old Kings Road N, Palm Coast

Existing Zoning and Land Use(s)
Zoning: P&G (Park and Greenway) District (City of Palm Coast)
Land Use: Agriculture

Future Land Use Map Classification/Zoning of Surrounding Land
North: Pellicer Creek/St. Johns County line
East: Interstate 95
South: Old Kings Road N; Palm Coast DRI Mixed Use /MPD (Mixed-Use Planned Unit Development) District
West: U.S. Hwy 1 North

Report in Brief
The Florida Agriculture Museum and its siting within Flagler County has been a local priority and an object of pride since the initial steps were taken to locate the museum here in the early 1990s. The County’s acquisition of the parcels in 1996 initiated development, and assets have been added incrementally as funding has allowed. Since 1997, the property has been under the ownership of Florida Agricultural Museum, Inc., a nonprofit corporation with a volunteer board that has prioritized its operations and guided program efforts. Incorporated into the City limits of Palm Coast in 1999 with the City’s initial formation, the museum property de-annexed in 2013 (through City of Palm Coast Ordinance No. 2013-07, recorded at Official Records Book 1969, Page 860, Public Records of Flagler County, Florida) when City water and sewer extensions were eventually determined to be infeasible. While the City’s zoning remains in place, the County recognizes the operation through the County’s initial acquisition as an established, existing public use.

The current application seeks site plan approval for the addition of several new interpretative buildings and exhibits, which will increase the ability of the museum to fulfill its program goals, generate additional visits, and generate additional revenue.
Land Development Code Sections Affected
Land Development Code (LDC) subsection 3.06.05.B.2: “Public or semipublic uses existing at the time of the effective date of this article and as indicated on the Land Use Map of 1985 are hereby legally established as conforming public and semipublic uses. Modifications that involve additional structures or improvements on existing or approved sites shall require site plan review by the planning board. Expansion of public or semipublic uses which include additional land shall require application and meet all requirements under this section 3.06.05.”

Standards for Review
The specific site plan requirements of Public, Semi-Public, and Special Uses are listed at subsection 3.06.05.E.1.(b):

“An application shall be accompanied by an acceptable site plan with such reasonable information shown thereon as may be required by the planning director. Such site plan shall include, as a minimum, the following:

(1) Lot dimensions with property line monuments located thereon.

(2) Location and size of existing and proposed structures.

(3) Easements (public and private), water courses, wetlands, existing and proposed fences, street names, and street right-of-way lines and such information regarding abutting property, as directly affects the application.”

Staff has determined that the Florida Agriculture Museum is a public use existing at the time of its acquisition from Flagler County on June 25, 1997 (and recorded on June 30, 1997 at Official Records Book 586, Page 1227, Public Records of Flagler County, Florida). As a modification involving additional structures or improvements, site plan review by the Planning and Development Board is needed. For such purposes, a site plan has been prepared and submitted by the applicant for review by the Planning and Development Board.

Flood Zone
Based on the site plan submittal, the location of the proposed buildings is within Zone X, not with a Special Flood Hazard Area.

Parking
The proposed improvements will be supported by the existing parking area for the Museum.

Signage
While specific sign plans have not been provided, discussion with the applicant indicates that no additional signage is proposed for the site.
Tree Protection
No index trees will be removed from the site to accommodate the proposed improvements; however, there may be some pines that will require removal. Pines and palms are specifically excluded from the County’s Index Tree Removal and Protection requirements.

Wetlands
As depicted on the National Wetlands Inventory Map (provided below), the project site does have sporadic wetlands throughout the site but not within the proposed development area.

Utilities
Existing site utilities will support the proposed development area. Due to the lack of central utilities, water and sewer service will continue to be provided by well and an onsite sewage disposal system.
FEMA Flood Zone
Wetlands Map

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetlands-related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Future Land Use Map
SUBJECT: QUASI-JUDICIAL – Application #3176 – Request for Site Development Plan approval for an existing Public Use in the City of Palm Coast P&G (Park and Greenway) District located at 7900 Old Kings Road North; Parcel Number: 09-10-30-0000-01010-0021; 242.05+/- acres. Owner: Florida Agricultural Museum, Inc./Applicant: Charlie Faulkner (Project #2019020031).

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1. Technical Staff Report
2. Site Development Plan
3. Application and supporting documents
4. TRC comments
APPLICATION #3176  
SITE DEVELOPMENT PLAN IN A PUBLIC USE  
IN THE P&G DISTRICT  
TECHNICAL STAFF REPORT  

Project: Site Development Plan in an existing Public Use in the City of Palm Coast P&G (Park and Greenway) District  

Project #/Application #: 3176/2019020031  

Owner: Florida Agriculture Museum, Inc.  

Applicant/Agent: Charlie Faulkner  

Parcel #: 09-10-30-0000-01010-0021  

Parcel Size: 242.04+/- acres (development area limited to 1+/- acres)  

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Future Land Use Map
# Application for Site Development Plan

### 5 Acres or Larger

**Received**

Flagler County, Florida

1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110

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

Application/Project #: 3176/202020081

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### Planning

<table>
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<tr>
<th>Name(s):</th>
<th>FLORIDA AGRICULTURAL MUSEUM, INC</th>
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<tr>
<td>Mailing Address:</td>
<td>7900 OLD KINGS RD N</td>
</tr>
<tr>
<td>City:</td>
<td>Palm Coast</td>
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<tr>
<td>State:</td>
<td>Florida</td>
</tr>
<tr>
<td>Zip:</td>
<td>32137-8285</td>
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<tr>
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### Applicant-Agent

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<tr>
<th>Name(s):</th>
<th>Charlie Faulkner</th>
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<tr>
<td>Mailing Address:</td>
<td>291 Byrd Road</td>
</tr>
<tr>
<td>City:</td>
<td>Crescent City</td>
</tr>
<tr>
<td>State:</td>
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<tr>
<td>Telephone Number:</td>
<td>386-931-9147</td>
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<tr>
<td>Email Address:</td>
<td><a href="mailto:cfaulkner8@cfl.rr.com">cfaulkner8@cfl.rr.com</a></td>
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### Subject Property

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<tr>
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<td>09-10-30-0000-01010-0021</td>
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<tr>
<td>Parcel Size:</td>
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<td>Current Zoning Classification:</td>
<td>P &amp; G</td>
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<td>Current Future Land Use Designation:</td>
<td>Agriculture</td>
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<td>Subject to A1A Scenic Corridor IDO?</td>
<td>YES</td>
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### Project Data:

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**Charlie Faulkner**

Signature of Owner(s) or Applicant/Agent

February 27, 2019  
Date

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:

<table>
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<tr>
<th>APPROVED</th>
<th>*APPROVED WITH CONDITIONS</th>
<th>DENIED</th>
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</table>

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. 01/06  
Page 1 of 2
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 #___________

Charlie Faulkner, is hereby authorized TO ACT ON BEHALF OF FLORIDA AGRICULTURAL MUSEUM, INC., 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 The Florida Agricultural Museum Site Plan Approval

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

By:

Signature of Owner

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

Signature of Owner

Printed Name of Owner

Address of Owner:

7900 OLD KINGS RD N

Mailing Address

PALM COAST, FL 321378285

City State Zip

Telephone Number (incl. area code)

386-527-1467

STATE OF Florida

COUNTY OF Flagler

The foregoing was acknowledged before me this 28 day of Feb 2019, by Kara Lynn Hoblick and who is/are personally known to me or who has produced as identification, and who (did) (did not) take an oath.

Signature of Notary Public


Revised 5/08
GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this 17th day of July, 1996, by ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation, Grantor, and the COUNTY OF FLAGLER, a political subdivision of the State of Florida, with its business mailing address at 1200 E. Moody Blvd. #1, Bunnell, FL 32110, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of which is acknowledged, does hereby grant and convey to the Grantee, its successors and assigns forever, certain land in Flagler County, Florida ("land"), in an AS IS condition, which land is more particularly described below:

See attached Exhibit A

Together with all the riparian and littoral rights pertaining to the land.

TO HAVE AND TO HOLD THE SAME in fee simple subject to the following conditions:

AND GRANTOR does hereby warrant to the Grantee that it will warrant and defend the fee simple title of the premises herein conveyed against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its proper and duly authorized corporate officers upon the date above given.

Signed, sealed and delivered in the presence of:

Witnesses:

Danielle M. Dahl
Victoria F. Gard

ITT COMMUNITY DEVELOPMENT CORPORATION

By: Lawrence G. Martin, Executive Vice President

Attest: Robert G. Cuff, Secretary

(CORPORATE SEAL)

Address for all signatures is:
ITT COMMUNITY DEVELOPMENT CORPORATION
1 Corporate Drive
Palm Coast, Florida 32161

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 17th day of July, 1996 by Lawrence G. Martin, Executive Vice President and Robert G. Cuff, Secretary of ITT Community Development Corporation, a Delaware corporation, on behalf of the corporation. They are known to me and did not take an oath.

My Commission Expires:

Notary Public

DANIELLE M. DAHL

My Commission # GC 311199 EXPIRES
JULY 13, 1996
BROOKSHIRE NOTARY PUBLIC, INC.
A parcel of land bounded on the North by the center of Pellicer Creek, bounded on the West by U.S. Highway No. 1 (225' R/W) and bounded on East by Interstate-95 (300' R/W) and located within Government Sections 9, 10, 15, 16 and 47, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

A POINT OF REFERENCE being southeast corner of Government Section 9, Township 10 South, Range 30 East, thence South 89°30'58" West along the South line of Section 9 a distance of 1836.67 feet to the POINT OF BEGINNING of this description, thence departing said Section line North 06°04'36" East a distance of 1083.35 feet, thence South 81°50'54" West a distance of 1481.40 feet, thence North 08°29'47" West a distance of 1024.64 feet, thence South 81°10'13" West a distance of 650.00 feet to a point on the easterly right-of-way line of U.S. Highway No. 1 said point being on a curve, concave Easterly, thence Northerly a distance of 501.71 feet along the Arc of said curve to the right having a central angle of 05°07'44", a radius of 5604.65 feet, a chord bearing of North 05°55'55" West and a chord distance of 501.55 feet to a point of tangency, thence North 03°22'03" West along the Easterly right-of-way line of U.S. Highway No. 1 a distance of 1563.90 feet more or less to a point on the center of Pellicer Creek, thence easterly along the center of said Pellicer Creek to a point of intersection of the center of creek with the westerly right-of-way line of Interstate-95 the aforesaid course having the following closing lines North 80°57'53" East a distance of 120.06 feet, thence South 68°45'32" East a distance of 190.84 feet, thence North 65°14'09" East a distance of 282.95 feet, thence South 20°42'18" East a distance of 237.59 feet, thence South 54°47'46" East a distance of 205.60 feet, thence North 45°00'52" East a distance of 328.34 feet, thence North 80°13'22" East a distance of 145.41 feet, thence South 10°44'53" East a distance of 212.62 feet, thence South 45°00'52" East a distance of 230.54 feet, thence North 32°08'18" East a distance of 250.79 feet, thence North 71°48'34" East a distance of 379.68 feet, thence North 62°21'58" East a distance of 468.50 feet, thence South 73°02'31" East a distance of 304.78 feet, thence North 65°06'21" East a distance of 152.52 feet, thence North 42°56'41" East a distance of 228.20 feet to a point of intersection being the center of Pellicer Creek with the westerly right-of-way line of Interstate-95, thence departing said creek South 25°15'02" East along the westerly right-of-way line of Interstate-95 a distance of 3891.00 feet, thence departing Interstate-95 South 06°58'49" West a distance of 150.00 feet, thence South 25°15'02" East a distance of 78.11 feet, thence North 64°44'58" East a distance of 70.00 feet to a point ten (10) feet West of the westerly right-of-way line of Interstate-95, thence South 25°15'02" East along a line being ten (10) feet West of and Parallel to the West right-of-way line of Interstate-95 a distance of 878.00 feet, thence departing said parallel line South 64°44'58" West a distance of 70.00 feet, thence South 25°15'02" East a distance of 255.00 feet, thence North 64°44'58" East a distance of 70.00 feet, thence South 25°15'02" East along said parallel line a distance of 543.28 feet, thence departing Interstate-95 North 71°59'32" West a distance of 1118.25 feet, thence North 84°40'51" West a distance of 1590.29 feet, thence North 72°56'54" West a distance of 530.03 feet, thence North 06°44'36" East a distance of 404.98 feet to the POINT OF BEGINNING, parcel containing 323.8187 acres more or less.

Subject to an existing Aquatic Preserve lying East of U.S. Highway No. 1 within the Government Meander Lines of Pellicer Creek, Official Records Book 33, Pages 131 through 134, of the Public Records of Flagler County, Florida.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida and locally referenced to the South line of the Southeast Quarter (1/4) of Government Section 9, Township 10 South, Range 30 East, being South 89°30'58" West.
SPECIAL WARRANTY DEED

Property Appraisers Parcel
Identification Number:
PARCEL #: 161030-0000-01020-0010

THIS INDENTURE, made this 25th day of June, 1997, between FLAGLER COUNTY, a political subdivision within the State of Florida, grantor*, whose address is 1200 E. Moody Blvd. #1, Bunnell, Florida 32110, and FLORIDA AGRICULTURAL MUSEUM, INC., a Florida corporation, grantee*, whose address is P. O. Box 354844, Palm Coast, FL 32135,

WITNESSETH, that grantor, for and in consideration of good and valuable considerations, does hereby grant, convey and assign to the grantee, and grantee’s heirs and assigns forever, that tract or parcel of land, situate, lying, and being in Flagler County, Florida, being specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

Reserving to grantor a 75 foot wide right-of-way easement lying along, adjacent and contiguous to the right-of-way of Old Kings Road as established on the date hereof for pedestrian, equestrian and utilities uses, including, but not limited to, paving, drainage, utility facilities, and walking/running, bicycle and horseback riding paths.

The conveyance made by grantor hereunder is made subject to the following restriction, which shall run with the Property and be binding on all parties having any right, title or interest in the Property, to wit: that the Property shall be used as the State’s principal museum depicting Florida’s agricultural and rural history, as contemplated by Fla. Statute §570.901 et seq., and for related and ancillary uses from which the museum derives a continuing benefit or which complement the use of the Property as an agricultural museum, including, but not limited to, such activities as leases or sales of portions of the property to third parties for such uses as restaurants, lodging facilities, farmers’ markets or souvenir shops. The restriction

* “Grantor” and “grantee” include the plural where the context requires.
created herein shall inure to the benefit of Flagler County and not to the benefit of any third party or person.

AND grantor does hereby specially warrant the title to said land only against the lawful claims of all persons claiming by, through, or under grantor, subject to taxes for 1997 and subsequent years, and restrictions, easements and reservations of record.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the day and year first above written.

Signed, sealed, and delivered in our presence:

Albert J. Hieded 6/5/97

Witness Name

Thelma D. Hieded

Witness Name

FLAGLER COUNTY, a political subdivision within the State of Florida

By: James A. Darby, Chairman

County Commission

Address: 1200 E. Moody Blvd, #1

Bunnell, FL 32110

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 25th day of June, 1997, by James A. Darby, as Chairman of the County Commission of Flagler County, Florida, who is personally known to me or has produced 71/9 as identification.

NOTARY PUBLIC:

Sign: Phyllis D. Hieded

Print: Phyllis D. Hieded

State of Florida At Large (SEAL)

My Commission Expires: ________________

Title/Rank: ___________________________

Commission Number: __________________

Phyllis D. Hieded
MY COMMISSION # 0556333 EXPIRES
JANUARY 18, 2001
BONDED THROUGH THE FIDELITY INSURANCE, INC.
LEGAL DESCRIPTION

A parcel of land bounded on the North by the center of Pellicer Creek, bounded on the West by U.S. Highway No. 1 (225' R/W) and bounded on East by Interstate 95 (300' R/W) and located within Government Sections 9, 10, 15, 16 and 47, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

A POINT OF REFERENCE being southeast corner of Government Section 9, Township 10 South, Range 30 East, thence South 89°30'58" West along the South line of Section 9 a distance of 1536.87 feet to the POINT OF BEGINNING of this description, thence departing said Section line North 06°04'36" East a distance of 1083.35 feet, thence South 81°50'54" West a distance of 1481.40 feet; thence North 08°29'47" West a distance of 1024.64 feet; thence South 81°30'13" West a distance of 650.00 feet to a point on the easterly right-of-way line of U.S. Highway No. 1 said point being on a curve, concave Easterly; thence Northerly a distance of 501.71 feet along the arc of said curve to the right having a central angle of 05°07'44", a radius of 5604.65 feet, a chord bearing of North 05°55'55" West and a chord distance of 501.55 feet to a point of tangency; thence North 03°22'03" West along the Easterly right-of-way line of U.S. Highway No. 1 a distance of 1499.65 feet more or less to a point on the Mean High Water Line of Pellicer Creek; thence along the Mean High Water Line the following courses:

<table>
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<tr>
<th>Line</th>
<th>Bearing</th>
<th>Distance</th>
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<tr>
<td>L2</td>
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<td>L3</td>
<td>S.39°07'10&quot;E</td>
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<tr>
<td>L4</td>
<td>S.15°41'26&quot;W</td>
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<tr>
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<td>54.88'</td>
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<tr>
<td>L40</td>
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<tr>
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</tr>
<tr>
<td>L44</td>
<td>N.32°34'09&quot;E</td>
<td>32.81'</td>
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</tbody>
</table>
to a point on the westerly right-of-way line of Interstate 95; thence along the said westerly right-of-way line South 25°15'02" East a distance of 5728.46 feet more or less to the northerly right-of-way line of Old Kings Road; thence departing Interstate 95 North 73°37'42" West a distance of 403.15 feet; thence North 76°31'42" West a distance of 352.13 feet; thence North 72°35'10" West a distance of 353.90 feet; thence North 16°35'41" West a distance of 79.36 feet; thence North 84°40'51" West a distance of 1590.29 feet; thence North 72°56'54" West a distance of 550.03 feet; thence North 06°04'36" East a distance of 404.98 feet to the POINT OF BEGINNING.

Parcel containing 316.0154 acres more or less.
Site Development Plan Submission

1. Application forms and fees;
2. Site plan containing the following data at an appropriate scale:
   a. Lot area in acres or square feet; One acre
   b. If Residential use, the total number and number of each type of dwelling units, plus:
      (1) Gross density residential
      (2) Percentage and square foot of building coverage
      (3) Percentage and square foot of driveway and parking
      (4) Percentage and square foot of public street and right of way
      (5) Percentage and square foot of open space
   c. Coastal construction setback line and mean high water line;
   d. Location, floor area and maximum height of existing and proposed buildings;
   e. Location, easements, public right of ways;
   f. Location of circulation system, including streets, pedestrian and bicycle paths, driveways, and location and number of all parking spaces, and whether public or private. Notes concerning signage and parking control should be included on site or landscape plan.
3. General landscape plan, including existing and proposed vegetation, proposed treatment of perimeter of development;
4. Existing and proposed utility systems, their capacities and specifications, including storm drainage system.
OLD FLORIDA MUSEUM
AT THE
Florida Agricultural Museum

7900 N. OLD KINGS ROAD | PALM COAST, FL 32137

SITE PLAN REVIEW
FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE
SUBMITTED: FEBRUARY 27, 2019
Old Florida Museum
7900 N. Old Kings Rd | Palm Coast, FL 32137

PROJECT
2019-04

CLIENT
Old Florida Museum
7900 N. Old Kings Rd | Palm Coast, FL 32137

NOT FOR CONSTRUCTION
A0.1

OVERALL SITE DIAGRAM

EXISTING PARKING
200 TOTAL SPACES

EXISTING "DAIRY BARN"
EXISTING "WAGON SHED"
EXISTING "GRANARY"
EXISTING "MULE BARN"
EXISTING "BELL BARN"

EXISTING "WORKER HOUSE"
EXISTING "OFFICE"
EXISTING "COMMISSARY"
EXISTING "POST OFFICE"

EXISTING "CLARK FAMILY HOMESTEAD"

EXISTING "DAIRY BARN"
EXISTING "GRANARY"
EXISTING "MULE BARN"
EXISTING "BELL BARN"

EXISTING "WAGON SHED"
EXISTING "WORKER HOUSE"
EXISTING "OFFICE"
EXISTING "COMMISSARY"
EXISTING "POST OFFICE"

EXISTING "CLARK FAMILY HOMESTEAD"

EXISTING PARKING: 6 ADA SPACES

TRAM/SHUTTLE ROUTE

MAIN ENTRANCE

SCOPE OF NEW WORK
"OLD FLORIDA MUSEUM"

DESCRIPTION
SITE PLAN

DRAWN BY
SP

ISSUED
MM-DD-YYYY

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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: BUILDING DEPARTMENT

All structures will be required to comply with the latest edition of the Florida Building Code.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

Provide an overall picture of the entire site plan that includes the parking, restrooms etc.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

No comments

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Please provide an over all site plan that depicts not only the proposed structures but the existing structures, and parking

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

- No Objection to use of temporary portable toilets, providing their use does not conflict with building codes, or other local codes. A service contract indicating the frequency of servicing will be required.
RESPONSE TO FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 03/20/2019

#3176- SDP FLORIDA AGRICULTURE MUSEUM

APPLICANT: CHARLIE FAULKNER
OWNER: FLORIDA AGRICULTURAL MUSEUM,

Project #: 2019020031
Application #: 3176

REVIEWING DEPARTMENT: BUILDING DEPARTMENT
All structures will be required to comply with the latest edition of the Florida Building Code.
WE UNDERSTAND.

REVIEWING DEPARTMENT: FIRE INSPECTOR
No comments at this time

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING
Provide an overall picture of the entire site plan that includes the parking, restrooms etc.
WE HAVE AMMENDED THE SITE PLAN TO INCLUDE THE REFERENCED ELEMENTS.

REVIEWING DEPARTMENT: COUNTY ATTORNEY
No comments

REVIEWING DEPARTMENT: PLANNING DEPARTMENT
Please provide an overall site plan that depicts not only the proposed structures but the existing structures and parking.
WE HAVE AMMENDED THE SITE PLAN TO INCLUDE THE REFERENCED ELEMENTS.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

- No Objection to use of temporary portable toilets, providing their use does not conflict with building codes, or other local codes. A service contract indicating the frequency of servicing will be required.
WE WILL ADD THIS TO OUR CHECKLIST.