



February 8, 2017

Adam Mengel, AICP
Planning Director
Flagler County Planning and Zoning Department
1769 E. Moody Blvd. Bldg. 2, Suite 105
Bunnell, FL 32110-0787

**Re: Bulow Plantation NOPC/PUD
Hurricane Preparedness Mitigation Fees**

Dear Adam,

Kimley-Horn and Associates, Inc., on behalf of MHC Bulow Plantation, LLC and MHC Bulow Plantation Two, LLC, would like to formally request your review and concurrence with the proposed Hurricane Preparedness Mitigation Fee calculation intended to satisfy the hurricane shelter requirement set forth in Section J.19 of Exhibit C (Special Conditions) contained in Ordinance 2000-15 in association with the Bulow Plantation Development of Regional Impact (DRI).

As you are aware, this Special Condition of the DRI/PUD requires the developer to construct the Bulow Plantation project's clubhouse to shelter standards as shown in the American Red Cross Guidelines for Shelter Selection. Additionally, the Special Condition requires that the clubhouse be large enough to shelter twenty-five percent (25%) of the estimated development population. However, based on several discussions with both Flagler County and the Northeast Florida Regional Council, it was agreed that instead, the developer should provide mitigation to the County in the form of a cash payment for the County's use in developing emergency shelter facilities in more appropriate locations.

As such, our research has identified an example of Hurricane Preparedness Mitigation Fee calculations, based on a per square foot cost to improve a facility to public shelter standards, that appears applicable to the payment proposed for Bulow Plantation. The example is found within the Bonita Springs Land Development Code (LDC) Article X Section 2-470.b.3. This section of the LDC identifies a required fee of \$6.66 per square foot to improve an existing facility to comply with public shelter standards.

Therefore, the Applicant proposes a Hurricane Preparedness Mitigation Fee of \$48,352 (600 MH Units x 25% x 2.42 (Avg. Household Size) x 20 (square feet required per person) x \$6.66 (cost attributable to comply with public shelter standards) as part of the NOPC/PUD Modification to satisfy the Special Condition.

Should you have any questions, please feel free to contact me at (904) 828-3900.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mark W. Shelton, AICP
Senior Planner

cc: Ryan Shoup
Joe P. Mecca, P.E.
William J. Schilling Jr., P.E.