



Planning and Zoning

1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110
Phone: 386-313-4009



FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
Government Services Building
Board Chambers

1769 East Moody Blvd. Bldg 2, Bunnell, Florida 32110

MEETING

A G E N D A

DATE – FEBRUARY 14, 2017

TIME – 6:00 P.M.

1. Roll Call.
2. Pledge to the Flag.
3. Approval of January 10, 2017 meeting minutes.
4. Quasi-judicial requiring disclosure of ex parte communication:
Application #3043 – APPLICATION FOR REVIEW – DRI NOPC AND AMENDMENT TO PUD SITE DEVELOPMENT PLAN; request for a Notice of Proposed Change (NOPC) and a Planned Unit Development (PUD) modification to the Bulow Plantation Development of Regional Impact (DRI) and the Bulow Plantation PUD (Resolution No. 2000-15); Parcel Numbers: 38-12-31-0000-04050-0010 and 38-12-31-0000-04050-0030; Owner: MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC, respectively / Agent: Mark W. Shelton, AICP, Kimley-Horn and Associates, Inc.
Project #2016080015 (TRC, PDB, BCC)
5. Quasi-judicial requiring disclosure of ex parte communication:
Application #3064 – VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – request for a 2 foot front yard setback variance at 6 Spinaker Circle (Harbor Village Marina subdivision, Lot 78); Parcel Number: 04-11-31-3019-000000-0780; Owner: Dawn L. Smith / Applicant: Stajo Construction, Inc.
Project #2016120014 (TRC, PDB)

Charles Ericksen, Jr.
District 1

Greg Hansen
District 2

David Sullivan
District 3

Nate McLaughlin
District 4

Donald O'Brien Jr.
District 5

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

**FLAGLER COUNTY
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Tuesday, January 10, 2017 at 6:00 PM**

Draft

1 **MEMBERS PRESENT:** Chairman Michael Boyd, Arthur Barr, Robert Dickinson, Troy Dubose
2 Michael Duggins, Lauren Kornel, and Mark Langello

3

4 **MEMBERS EXCUSED:** None

5

6 **STAFF PRESENT:** Sally Sherman, Deputy County Administrator; Adam Mengel, Planning
7 Director; Wendy Hickey, Planner;

8

9 **BOARD COUNSEL:** Kate Stangle, with Broad and Cassel

10

11 Chairman Boyd called the meeting to order at 6:00 p.m.

12

13 1. **Roll Call.**

14 Attendance was confirmed by Wendy Hickey and a quorum was present.

15

16 2. **Pledge of Allegiance.**

17 Chairman Boyd led the Pledge of Allegiance to the Flag.

18

19 3. **Election of Chair**

20 Mr. Mengel opened the floor to nominations for Chair.

21

22 Mr. Langello nominated Mr. Dickinson and nomination was seconded by Mr. Duggins. No
23 other nominations made.

24

25 *Approved unanimously*

26

27 4. **Election of Vice Chair**

28 Mr. Mengel opened the floor to nominations for Vice Chair, adding following the discussions
29 we have had in the past that would fall to Mr. Duggins I believe.

30

31 Mr. Langello nominated Mr. Duggins and nomination was seconded by Ms. Kornel. No other
32 nominations made.

33

34 *Approved unanimously*

35

36 5. **Approval of Minutes.**

37

38 Minutes of the November 8, 2016 regular meeting

39 Motion to approve made by Mr. Barr and seconded by Mr. Boyd

40

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1 *Approved unanimously*

2
3 Minutes of the December 13, 2016 regular meeting.
4 Motion to approve made by Mr. Langelo and seconded by Mr. Barr.

5
6 *Approved unanimously*

- 7
8
9 6. Quasi-judicial requiring disclosure of ex parte communication:
10 Application #3043 – APPLICATION FOR REVIEW – DRI NOPC AND AMENDMENT TO
11 PUD SITE DEVELOPMENT PLAN; request for a Notice of Proposed Change (NOPC) and a
12 Planned Unit Development (PUD) modification to the Bulow Plantation Development of Regional
13 Impact (DRI) and the Bulow Plantation PUD (Resolution No. 2000-15); Parcel Numbers: 38-12-
14 31-0000-04050-0010 and 38-12-31-0000-04050-0030; Owner: MHC Bulow Plantation, LLC, and
15 MHC Bulow Plantation Two, LLC, respectively / Agent: Mark W. Shelton, AICP, Kimley-Horn
16 and Associates, Inc.

17
18 Chairman Dickinson asked Mr. Mengel if he would speak about the correspondence he had
19 received pertaining to the postponement of this item.

20 Mr. Mengel discussed that we have this item and it was scheduled to be heard at the December
21 13th meeting we had opened the hearing and then we postponed that hearing to a time and date
22 certain which was tonight's meeting. The applicant is continuing to work with state agencies on
23 one of their requirements that they are trying to meet for their biennial report they are working
24 on the traffic analysis that is part of that report. They tried to get that completed by the end of
25 December and have not been able to complete that step. We have had as our informal policy I
26 don't believe it is in any codified status but to continue a hearing not more than twice without
27 renewing that notice. So our recommendation on this item is to continue this hearing that was
28 originally scheduled for December 13th and continued to January 10th to now February 14,
29 2017 our next scheduled meeting at 6:00 in this chambers. As we had before if there is anyone
30 present we would ask the Board to open the hearing and ask if anyone who cannot attend on
31 February 14th who is here to discuss this item to make comments on the record and close the
32 hearing and continue this item to February 14, 2017.

33 Chairman Dickinson opened the Public Hearing and asked if anyone was here for application
34 #3043 seeing no one he closed the Public Hearing and will continue the item to February 14,
35 2017.

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1 *Motion to move to a date certain made by Mr. Langello and seconded by Mr. Boyd.*

2 *Motion approved unanimously*

3 7. Quasi-judicial requiring disclosure of ex parte communication:
4 Application #3061 – APPLICATION FOR REVIEW – SITE DEVELOPMENT PLAN
5 APPROVAL FOR AN EXISTING SPECIAL USE IN THE PLANNED UNIT
6 DEVELOPMENT (PUD) DISTRICT for System Improvements to the Plantation Bay
7 Wastewater Treatment Facility at 1600 Old Dixie Highway; Parcel Number: 03-13-31-0650-
8 000C0-0050; Owner/Applicant: Flagler County / Agent: Phillip J. Locke, P.E., with McKim and
9 Creed and Flagler County Engineering.

10
11
12 Chairman Dickinson asked the Board if anyone had any communications to report. None reported.

13
14 Mr. Mengel presented the staff report noting that it is a County project for the Plantation Bay Waste Water
15 and Utility System. Showing a aerial map and noting the existing conditions and structures, stating that the
16 zoning for the location is PUD (Planned Unit Development) and there are multiple land uses with a majority
17 being Mixed Use Low Intensity that should eventually all become Mixed Use Low Intensity. This is part of
18 the Plantation Bay Development of Regional Impact.

19
20 In our review these are improvements to the system required to bring the plant into compliance with the
21 FDEP consent order prior to the County's acquisition of the utility. The utility has been in continual
22 operation since construction in 1980's, and was acquired by Flagler County in 2013. We have specific
23 work authorization that was done by the Board of County Commissioners on September 24, 2014 for
24 McKim and Creed. This particular work order includes construction of ,one (1) influent screening system,
25 one (1) submersible triplex master pump station, one (1) 0.475 MGD package wastewater treatment plant,
26 one (1) filtration system, chlorine contact tank modifications, one (1) submersible duplex reject pump
27 station, one (1) 1.0 MG reject water ground storage tank, one (1) motor control center building two (2) new
28 centrifugal blowers, one (1) standby generator, yard piping, controls, electrical and site improvements.

29
30 We brought this forward to you because this is an existing public use actually a special use in the PUD by
31 the zoning district This is a wastewater plant but these site improvements per the LDC (Land Development
32 Code) require a review by the Planning and Development Board and the Board of County Commissioners
33 for approval. We already had the Board of County Commissioners authorization but we need this step of
34 the Site Plan review by the Planning and Development Board.

35
36 Staff recommendation is that the Planning and Development Board find the Site Plan is sufficient and you
37 are approving this application #3061 and application for review a Site Development Plan for improvements
38 to the Plantation Bay Waste Water Treatment Facility and existing Special Use in the PUD (Planned Unit
39 Development) district.

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1 Chairman Dickinson opened the Public Hearing for public comments seeing no one he closed
2 the Public Hearing and opened Board Comments.
3

4 *Motion to approve made by Ms. Kornel seconded by Mr. Boyd*
5 *Motion approved unanimously*

6

- 7 8. Quasi-judicial requiring disclosure of ex parte communication:
8 Application #3062 – VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT)
9 **DISTRICT – SIDE YARD SETBACK VARIANCE** for an existing at 4 Via Capri (Ville Di
10 Capri subdivision); Parcel Number: 04-11-31-3011-000000-0020; Owner: Constantine
11 Mitsopoulos / Applicant: Tropical Enclosures.
12

13

14 Chairman Dickinson asked if anyone had any disclosures on this item hearing none. He stated that
15 he has conflict as he is on the Hammock Dunes Design Review Committee and will excuse himself
16 and pass the gavel to Vice Chairman Duggins for this item.
17

18

19 Mr. Mengel presented the staff report noting the location of the existing pool and orientation of the
20 lot. The Mixed Use Low Intensity Future Land Use is consistent with the Hammock Dunes DRI
21 and the zoning is PUD (Planned Unit development). The lot as shown has a dog leg an unusual
22 configuration which is a little unusual but each of these lots have this. So when we talk about the
23 criteria this in itself is not unusual because there are others that are similarly situated within this
24 development. In the siteplan it is noted that there is twelve (12) feet between the existing pool deck
25 and the neighboring structure. There is also an additional note of 2.44 feet and essentially we took
26 that over the extent of this proposed screen room that will go over this deck this distance because
27 of this agreement is supposed to be four (4) feet so the variance you are considering is for that
28 difference between which will equal 1.56 feet side yard setback variance to allow that distance to
29 be 2.44 feet. Another item that is part of this is there is a ten (10) foot separation requirement
30 between structures not homes not single family residences but structures. So we need a good idea
31 of where that neighboring structure sits in relation to the proposed screen room attached to the
32 home. The reason why we are going through the variance and the notation is in the aerial it does
33 appear to be some twelve (12) feet away. The lot to the south does not take advantage of that dog
34 leg and that pool structure does not turn so you have a widening of that distance a greater gap. We
35 think the twelve (12) feet is correct even absent of a survey that displays that measurement. So, not
36 only having the side setback variance of 1.56 that is under consideration likewise we have a
37 reduction in that ten (10) foot separation between structures I don't want to penalize that owner to
38 the south any more through this They would have that reduction likewise 1.56 feet from the ten
39 (10) feet takes them to 8.44 feet separation between structures. So, if they wanted to build
something they could build it on their lot and not be penalized because of the reduction on this set

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1 back so if this was 2.44 feet they would have to have their structure further away. Staff wanted to
2 acknowledge this conflict for the record. Criteria two (2) this is something created by the applicant
3 in this situation the letter provided notes they have a child that is allergic to mosquitoes. This is
4 admissible but cannot be used as grounds for a variance. We have talked before about the medical
5 hardship and how that may play or not play into it. Historically we have said that is not a
6 consideration. We do feel and it is strong in the narrative that ITT had done this from the onset.
7 There is that wall that is shown in the graphic that shows there is a portion of the wall that varies
8 from the property line to the neighbors property that is something that was put in by ITT it was not
9 done by this owner or the owner of the adjacent lot it was part of the improvements at the time the
10 homes were built. I this may weigh into your consideration of this item but staffs analysis of these
11 conditions is that we do realize and acknowledge the presence of the wall as something they
12 inherited but it is the desire for the screen enclosure for the pool is of their own creation. Criteria
13 three (3), is about health safety welfare morals of the community. We feel this would not adversely
14 affect the community by the granting this variance. The variance over all germane more than others
15 we also have the Hammock Dunes Design Review Committee variance request authorization and
16 they provided their approval from May 16, 2016 and submitted for our records and they provided
17 their approval of the requested setback variance that noted it will be harmonious with the
18 surrounding structures and topography as required by DRC (Design Review Committee)
19 evaluation criteria and has been established by precedent in the area the additional rationale the
20 pool was built in the 90's the screen will not be outside the pool decking area. That speaks to the
21 health safety welfare community as a whole. Criteria (4), states that we can't have a use variance.
22 This is an appropriate use for the development. I have hit on all points so the nature of the variance
23 that we are looking for from the Board is to allow the owner to place the screen enclosure within
24 the 2.44 of the property line
25

26 Based on the presentation and what we have provided and supplemental information the Planning
27 Department recommends the Planning and Development Board make a finding that the criteria
28 found in Section 3.07.03 E in the LDC (Land Development Code) have been met and therefore
29 recommends approval of a 1.56 foot side yard setback variance at 4 Via Capri. I want to add that
30 1.56 foot makes several assumptions first if the survey is correct I had some reservations on taking
31 this out to the hundreds because is anything ever that accurate I will pose to you if you would like
32 to give some more comfort with your ultimate action you may choose to do so, but also recall that
33 as I was reminded as we were preparing this item that our variance criteria calls for the minimum
34 relief necessary. That is why I took it out to the normal place I wouldn't take it to the hundreds of a
35 foot but this one and the certain information we had provided a 2.44 setback from the edge of the
36 pool deck to the property line the appropriate variance would be 1.56 foot side yard setback
37 variance.
38

39 Vice Chairman Duggins asked if the applicant would like to make a statement.

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1 Scott Norton, Tropical Enclosures 3500 Beachwood Court Ste 205 Jacksonville, Applicant I am
2 here on behalf of the homeowner I have built several enclosures for him in the past. If you have
3 any questions everything is in the packet. The measurements are from the foundation we are going
4 to be about three (3) inches from that I am not going to push it to the edge.
5

6 Vice chairman Duggins opened the Public Hearing for public comments seeing no one he closed
7 the Public Hearing and opened Board comments.
8

9 Mr. Boyd stated he was comfortable with staff's recommendation citing the letter from the
10 management group and that the Hammock Dunes Design Review Board approved this variance.
11

12 ***Motion to approve made by Mr. Boyd seconded by Ms. Kornel***

13 Mr. Langelo asked what are the side setbacks for the buildings in that area?
14

15 Mr. Mengel responded we have usually a zero on one side and something else on the other. Here
16 you have four (4) feet minimum and ten (10) feet separation between structures.
17

18 Mr. Langelo asked so its four (4) feet minimum.
19

20 Mr. Mengel responded yes sir.
21

22 Mr. Langelo asked your comment about the neighbor to the south made sense. Is that something
23 that we take up in this motion? How do you want to handle that?
24

25 Mr. Mengel responded to me if we are granting this side yard setback variance we have no other
26 action to take. I just wanted to make sure the Board knew that through their action to me that is
27 inclusive of the reduction of the separation.
28

29 Mr. Langelo asked so if that applicant ever goes to do something when they come in you will have
30 some notes somewhere pertaining to that lot.
31

32 Mr. Mengel responded yes sir.
33

Motion approved unanimously

34 9. Staff Comments.

35 Mr. Mengel wished the Board a Happy New Year and thanked Mr. Boyd for serving as Chairman
36

37 10. Board Comments.

38 Mr. Boyd stated that over the past year and a few months I appreciate the Staff, Ms. Sherman
39 Ms. Stangel Mr. Mengel, Ms. Hickey and Ms. Lemon, all of them producing our material and

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1 the council we got from them to study and take care of these items so I appreciate them and also
2 to my colleagues on the Board. I think most of the time we fairly much agree on things and
3 sometimes you get a motion that don't get a second or a motion that don't get passed but at the
4 end of the day we all shake hands and that is what is important I really appreciate you all.

5

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

8

9 12. Adjournment

10

11 *Motion to adjourn made by Mr. Boyd*

12

13 Drafted by: Wendy Hickey

14 Reviewed by: Adam Mengel

15

DRAFT

**Flagler County Government
Planning and Zoning Department
Staff Report**

TO: Chair and Planning Board Members

FROM: Planning and Zoning Department

DATE: February 14, 2017

**SUBJECT: BULOW PLANTATION DRI/PUD
NOTICE OF PROPOSED CHANGE AND PUD MODIFICATION**

- I. **Requested Action & Purpose:** This request is quasi-judicial in nature (not legislative) and does require disclosure of ex parte communication. This is a request for the second amendment to the Bulow Plantation Development of Regional Impact (DRI)/Planned Unit Development (PUD).
- II. **Location and Legal Description:** Bulow Plantation DRI/PUD is located on the East side of Old Kings Road, South of State Road 100, West of Bulow Creek, and North of Old Dixie Highway (see map depicting subject parcel at the end of the text of this staff report). Parcel #s 38-12-31-0000-04050-0010 (3345 Old Kings Road South) and 38-12-31-0000-04050-0030 (3165 Old Kings Road South).
- III. **Owner/Applicant:** MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC
Agent: Mark W. Shelton, AICP, Joe P. Mecca, P.E., and William J. Shilling, Jr., P.E., Kimley-Horn and Associates, Inc.
- IV. **Parcel Size:** 323+/- acres in total in two parcels, with the present limits of development entirely within Parcel # 38-12-31-0000-04050-0010 at 142.85 acres (6,349,987.26 s.f.) and the proposed development to occur in Parcel # 38-12-31-0000-04050-0030 at 177.15 acres (7,808,083.84 s.f.)
- V. **Existing Zoning & Land Use(s):**
Zoning – PUD (Planned Unit Development) District
Land Use – Residential: Medium Density
- VI. **Future Land Use Map Classification/Zoning of Surrounding Land:**
North – Agriculture & Timberlands/AC (Agriculture)
South – Agriculture & Timberlands and Residential: Medium Density/AC (Agriculture) and PUD (Planned Unit Development)

- East – Bulow Creek; Conservation/PUD (Planned Unit Development)
- West – Old Kings Road right-of-way; Residential: Low Density, Single Family/ PUD (Planned Unit Development)

VII. Background: The Bulow Plantation DRI was approved on March 6, 2000 through Resolution No. 2000-15. In 2002, a Notice of Proposed Change was requested, but eventually denied by the Board of County Commissioners at its September 12, 2002 regular meeting and eventually withdrawn by the applicant. On July 9, 2007, the Board approved Resolution No. 2007-66, approving standards for park model trailers within the DRI. As is the case for other DRI's in unincorporated Flagler County, the Development Order (D.O.) also serves as the PUD development agreement and establishes the development criteria for site plan review and approval; however, Bulow Plantation's approval also included a Memorandum of Agreement (recorded at Official Records Book 728, Page 1980, Public Records of Flagler County, Florida), approved by the Board at their December 18, 2000 regular meeting, which provided additional development requirements typically found in most development agreements. Flagler County has advertised this Notice of Proposed Change to meet the statutory requirements of Section 380.06, Florida Statutes, with the original December hearing date postponed to the Planning and Development Board's February 14th regular meeting.

Bulow Plantation lies completely within Flagler County. The development contains a total of 323 acres with development potential for as many as 1,020 manufactured housing sites on approximately 271 acres and up to 350 recreational vehicle/camping sites on the remaining acreage. Out of this total, approximately Up to 23,000 s.f. of commercial was also approved as part of the DRI, intended for development as a convenience store and ancillary/supporting uses to the development. Present development consists of 276 manufactured homes spaces, 352 recreational vehicle spaces, and 11,300 s.f. of commercial.

VIII. Summary of Requested Changes: Changes to DRI development orders are somewhat routine local government actions but vary in their impact. The general method of amending a D.O. is to adopt a Resolution amending only certain sections which must then be read in pari materia with previous Resolutions. In this case, the draft Resolution (submitted with the application) before the Board is a document that consolidates existing and proposed language, in a strike-through and underline format, and will serve as the document describing the rights and obligations of the Bulow Plantation DRI / PUD. Please note that due to recent direction from County Administration, County staff may retool the amending document in

its format to conform to current direction seeking an underlying zoning – in this case, likely MH-3 (Mobile home park) zoning district – with modifications through the amending resolution (or ordinance) to serve as the successor document. In staff’s opinion, it is more appropriate for the Planning and Development Board to review the strike-through and underline format of the original resolution versus the consolidation new format for ease of reviewing the applicant’s requested modifications.

The combined Notice of Proposed Change (NOPC) and PUD modification application was initially submitted on August 11, 2016. The Applicant has recently submitted the Biennial Monitoring Report, in response to agency and staff comments and satisfying the requirements of Section 380.06(19), Florida Statutes. The following summary of proposed changes to the Development Order are reflective of this application submittal:

- Modification to allowed mobile home spaces and recreational vehicle spaces:

	Approved	Proposed	Difference
Mobile Home Spaces	1,020	600	-420
Recreational Vehicle	350	750	+400
Totals	1,370	1,370	-20

- The annual report will be changed to biennial - once every two years, with the Biennial Monitoring Report submitted on February 8, 2017 initiating the submittal cycle.
- Modification to the DRI termination, build-out, and downzoning protection date to July 12, 2021 (to be further extended due to extensions granted through the Zika Virus and Hurricane Matthew emergency declarations).
- Adding specific reference to the potential connection to Flagler County utilities, if available.
- Modification to Development Order (D.O.) Specific Condition J.19 to eliminate the construction of the clubhouse at Bulow Plantation to meet Red Cross shelter standards:

“When developed, the clubhouse will be built to shelter standards as shown in the American Red Cross Guidelines for Shelter Selection (ARC 4496). The structure shall be large enough, based on the guidelines, to shelter at least

25% of the estimated development population. The structure will be available for use as a shelter for development residents when ordered to evacuate their homes by the County authorities during non-hurricane events.”

In lieu of D.O. requirement, the applicant has proposed a monetary contribution to be paid to Flagler County for expansion of the County’s area hurricane shelters.

- Modification to D.O. Specific Condition K.10 (previously numbered K.11) to recognize the monetary contributions that have already been paid by the applicant and the timing of the payment for the final installment:

“The developer will pay \$300,000 to be applied toward the purchase of a fire pumper and an Advanced Life Support ambulance. Prior to October 1, 2001 or the occupancy of the fifty-first unit in the new section of the DRI, whichever comes first, the developer will pay the County \$100,000. Prior to the occupancy of the 201st of the expanded units, the developer will pay the second installment of \$100,000 plus interest, and the final installment plus interest shall be due prior to occupancy of the 351st unit in the expanded area. All balances owed as of October 1, 2001 shall accrue interest at the rate of 2% interest per annum.”

[Note that the applicant has stated, through their amended text, that \$200,000 has been paid, with the final \$100,000 payment outstanding; this will be confirmed by staff prior to the Board of County Commissioners meeting.]

- Clarification to the D.O. where necessary that Phase 1 of the DRI has been constructed and that Phase 2 remains to be constructed in the future.

IX. Findings and Issues: The Board needs to make several findings in response to this request:

1. *Does the proposed change to the DRI constitute a substantial deviation requiring additional DRI review?*

Analysis: The question of what changes are and are not substantial deviations are addressed in Section 380.06(19), Florida Statutes. Clearly, the extension of the buildout date as requested is not a substantial deviation. Staff has examined the NOPC and the

modifications to the PUD and finds that the proposed changes do not constitute a substantial deviation. As mentioned in the applicant's submittal, overall unit count decreases by 20 units from the initial DRI approval, representing a reduction in the overall intensity of the development. The remaining items requested through this application are of a local nature without a broader regional impact.

2. *Are the proposed changes to the DRI consistent with the Comprehensive Plan and the Land Development Code?*

Analysis: The Comprehensive Plan designates the Bulow Plantation DRI as Medium Density residential. The initial 1,370 total units, and amended proposed 1,350 units, are within the 3-7 unit per acre density range for Medium Density Residential. The proposal remains consistent with the Comprehensive Plan and applicable land development regulations.

3. *Is the change to the Planned Unit Development consistent with the standards of Section 3.04.04 of the Land Development Code?*

Analysis: The Board, through its findings, needs to place particular emphasis on the orderly development of Flagler County, specifically adverse impacts to the health and safety of residents or the general neighborhood. Arguably, the change to a greater recreational vehicle component will result in an increase in the trip count on Old Kings Road; however, the traffic report submitted as part of the Biennial Monitoring Report, concluded that project impacts remain under acceptable level of service (LOS) standards in both the existing and future traffic conditions. For reference, the report utilized a 0.15 trip generation rate for the AM peak hour per occupied space/lot, and a 0.29 trip generation rate in the PM peak hour. As expected, 67% of the AM peak hour volume was exiting the project, with 59% entering in the PM peak hour.

Development of the second phase will require additional site plan reviews and permitting, including the preparation of engineered plans before issuance of any land development permits. These plans will be evaluated through the County's review processes for specific requirements, including those related to minimum project buffering for adjacent uncomplimentary land uses and driveway location and spacing requirements, among other considerations. Specific concern has also been recently given to the boat docks located within the project and the potential capacity for future docks. While no changes have been proposed to this condition, staff is seeking the

grandfathering of existing legally established, permitted docks, with other docks prohibited within both Phase 1 and Phase 2. This action is intended to recognize those docks pre-existing to the County's regulations specifically prohibiting new docks and other water-dependent structures along Bulow Creek and its tributaries, as adopted through Ordinance No. 03-04, approved by the Board on May 19, 2003 and codified at Section 3.06.10, Flagler Land Development Code, along with any docks permitted after the Board's prohibition (as may have been done for replacement docks).

The sum of the changes proposed through the submitted PUD modification constitute local amendments that serve to clarify the previous approval, resulting in an overall reduction in the intensity of the project.

X. Staff Recommendation: Staff recommends that the Planning and Development Board find the Notice of Proposed Change to the Bulow Plantation Development of Regional Impact does not constitute a substantial deviation and that the requested PUD modifications are consistent with the Comprehensive Plan and Land Development Code; and furthers the orderly development of the County, subject to the following conditions:

1. approval of the applicant's proposed hurricane mitigation;
2. confirmation of the receipt of fire funds and approval of the timing of the final installment payment;
3. grandfathering of existing, legally established and permitted docks, with new docks and existing illegal docks prohibited; and
4. development shall not commence in Phase 2 until review and approval of an engineered site plan.

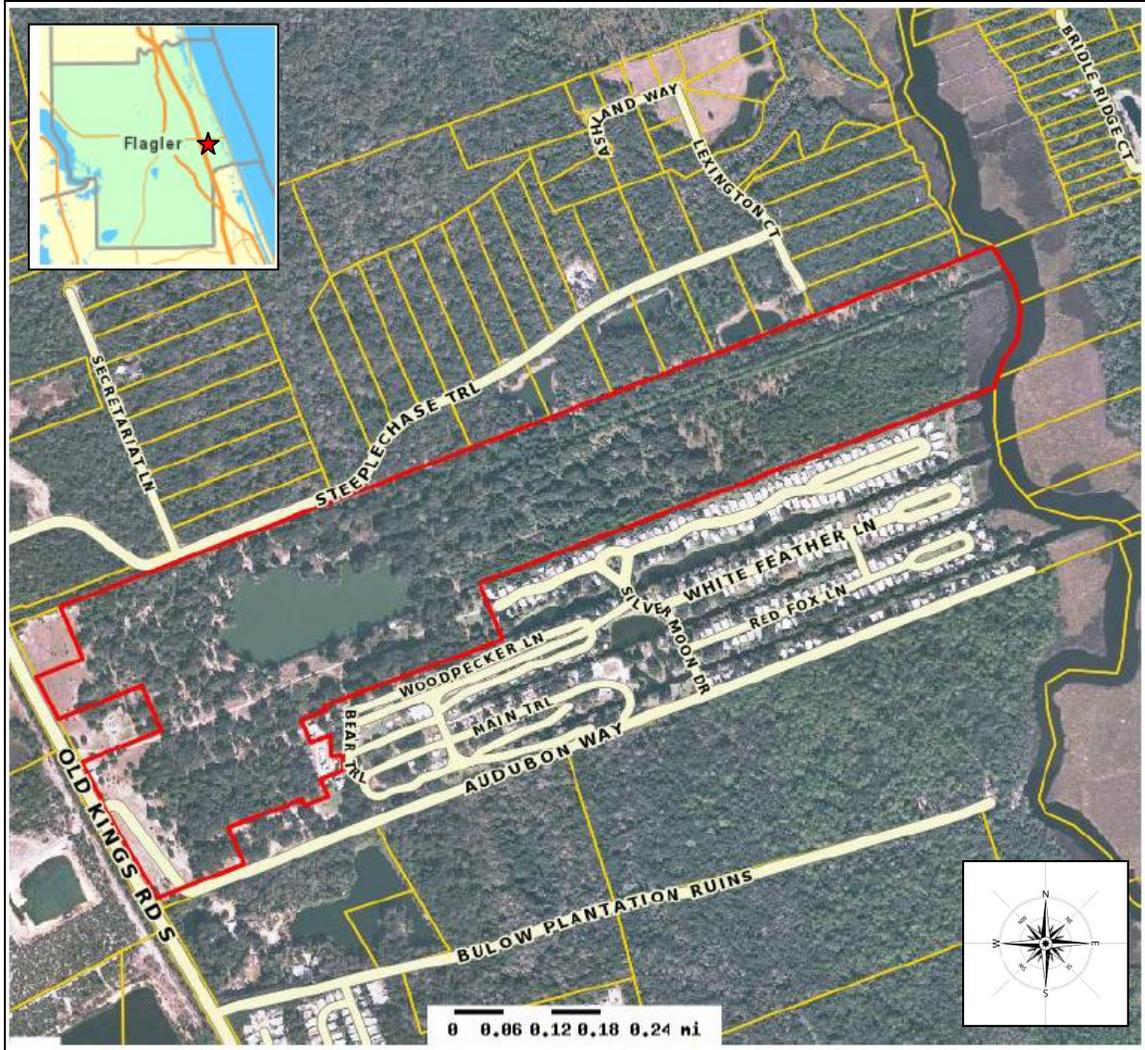
XI. Suggested Recommendation Language: The Planning and Development Board finds that the Notice of Proposed Change to the Bulow Plantation Development of Regional Impact does not constitute a substantial deviation and that the requested PUD modifications are consistent with the Comprehensive Plan and Land Development Code and furthers the orderly development of the County, subject to the following conditions:

1. approval of the applicant's proposed hurricane mitigation;
2. confirmation of the receipt of fire funds and approval of the timing of the final installment payment;
3. grandfathering of existing, legally established and permitted docks, with new docks and existing illegal docks prohibited; and
4. development shall not commence in Phase 2 until review and approval of an engineered site plan.

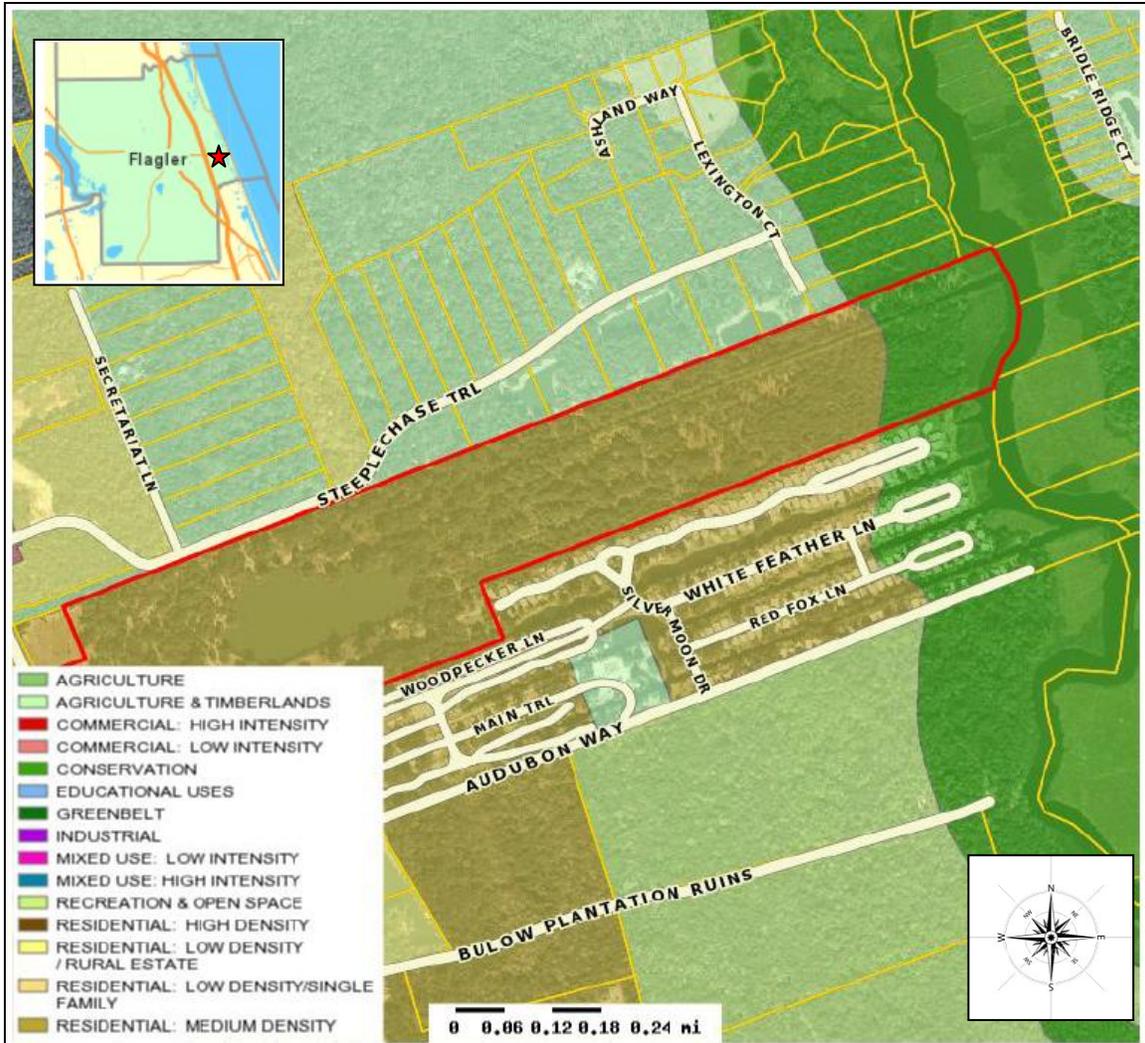
Attachments

1. Application and supporting documents
2. Biennial Monitoring Report

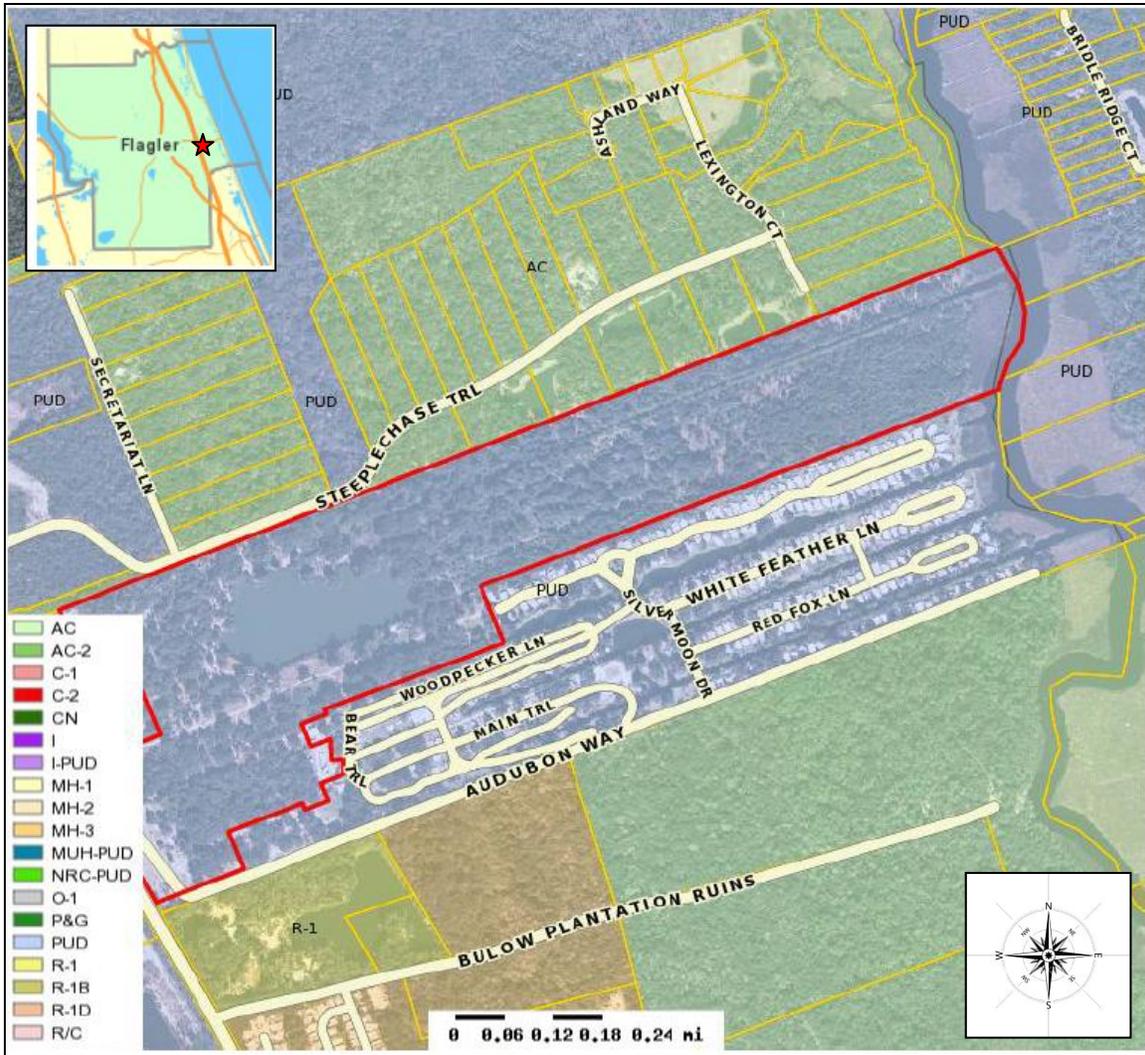
Location Map



Future Land Use Map



Zoning Map





August 9, 2016

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
Application for NOPC and PUD Modification**

Dear Adam,

Attached is the combined application for a Notice of Proposed Change (NOPC) and Planned Unit Development (PUD) modification to the Bulow Plantation Development of Regional Impact (DRI) and Bulow Plantation PUD (Ordinance 2000-15), together with the revised PUD Written Description text (clean and red-line versions), legal description, site plan (Map H), and other required attachments.

These applications for an NOPC to the Bulow Plantation DRI and modification to the Bulow Plantation PUD are submitted on behalf of MHC Bulow Plantation, LLC and MHC Bulow Plantation Two, LLC. The Applicant is seeking the following changes to the DRI Development Order (DO), PUD text, and site plan (Map H):

- a) Modification to the allowed residential units and recreational vehicle spaces by simultaneously decreasing the approved residential units from 1,020 to 600 and increasing the recreational vehicle spaces from 350 to 750. This results in a decrease of 420 residential units and a simultaneous increase of 400 recreational vehicles spaces. In total, a net decrease of 20 residential units/recreational vehicle spaces is proposed resulting in an overall decrease in project impacts. Map H has been modified accordingly to reflect these proposed changes to the DRI's allowed uses.
- b) Modification to the annual monitoring report requirements to be on a biennial basis with the first biennial monitoring report being due on December 15, 2016.
- c) Modification to the DRI termination, build-out, and downzoning protection date to July 12, 2021. This date incorporates the legislative extensions that have been granted to the DRI.

- d) Modification to DO Specific Condition J.19 to eliminate the requirement to construct the project's clubhouse to shelter standards. In lieu of this requirement, the Applicant proposes a monetary contribution to be paid to Flagler County for expansion of the County's area hurricane shelter(s).
- e) Modification to DO Specific Condition K.10 to recognize the monetary contributions that have already been paid by the Developer and the timing of payment for the final installment.
- f) Clarification to the DO in several areas to recognize that Phase 1 of the DRI has been constructed and that DRI Phase 2 remains to be constructed in the future.

These proposed modifications will result in no increase in the DRI's acreage, overall density, or traffic impacts and is therefore anticipated to be determined a non-substantial deviation to the approved DRI, pursuant to 380.06(19), Florida Statutes. Upon your review and approval of the applications, please schedule the applications for the next available Planning and Development Review Board meeting.

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

Enclosures

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

BULOW PLANTATION

**PLANNED UNIT DEVELOPMENT
AND
NOTICE OF PROPOSED CHANGE
APPLICATION**

August 9, 2016

BULOW PLANTATION
PLANNED UNIT DEVELOPMENT
AND
NOTICE OF PROPOSED CHANGE

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Transmittal Letter

Team Roster

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1. NOPC Form DEO-BCP-PROPCHANGE-1
2. PUD Application Form
3. Proposed Resolution/Written Description (Red Line Version)
 - a. Exhibit A – Legal Description
 - b. Exhibit B – Specific Conditions
 - c. Exhibit C – Map H/PUD Map
 - d. Exhibit D – Land Use Table
4. Proposed Resolution/Written Description (Clean Version)
 - a. Exhibit A – Legal Description
 - b. Exhibit B – Specific Conditions
 - c. Exhibit C – Map H/PUD Map
 - d. Exhibit D – Land Use Table
5. Owner's Authorization
6. Ownership Affidavit
7. Binding Agreement
8. Vicinity Map
9. Property Appraiser Map
10. Approved PUD Plan Map (Map H)
11. Aerial Map

Team Roster

	Name/Contact Information
Owner	MHC Bulow Plantation, LLC and MHC Bulow Plantation Two, LLC Two North Riverside Plaza, Suite 800 Chicago, IL 60606
Authorized Agent	Kimley-Horn and Associates, Inc. 12740 Gran Bay Parkway, West Suite 2350 Jacksonville, Florida 32258
Planning Kimley-Horn and Associates, Inc. Mark W. Shelton, AICP 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL 32258 (904) 828-3900	Mark.Shelton@kimley-horn.com
Traffic Engineering Kimley-Horn and Associates, Inc. William J. Schilling Jr., P.E. 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL 32258 (904) 828-3900	Bill.Schilling@kimley-horn.com
Civil Engineering Kimley-Horn and Associates, Inc. Joseph P. Mecca, P.E. 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL 32258 (904) 828-3900	Joe.Mecca@kimley-horn.com

ATTACHMENT 1:
NOPC Form DEO-BCP-PROPCHANGE-1

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that s ubmittal of a proposed change to a previously approved DRI be made to the l ocal government, the regional planning agency, and the state land planning agency according to this form.

1. I, **Kimley-Horn and Associates, Inc.**, the undersigned owner/**authorized representative** of **MHC Bulow Plantation, LLC and MHC Bulow Plantation Two, LLC**, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the **Bulow Plantation Development of Regional Impact** development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to **Flagler County**, to the Northeast Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

Date: August 9, 2016

Signature  _____

Mark W. Shelton, AICP
Senior Planner

2. **Applicant (name, address, phone).** Dale Almond
Senior Vice President
MHC Bulow Plantation, LLC
MHC Bulow Plantation Two, LLC
Two North Riverside Plaza, Ste. 800
Chicago, IL 60606
3. **Authorized Agent (name, address, phone).** Mark W. Shelton, AICP
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West
Suite 2350
Jacksonville Florida 32258
(904) 828-3900
4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Flagler County, Florida
5. **Provide a complete description of the proposed change. I nclude any pr oposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and r equirements, or to the representations contained in either the development order or the Application for Development Approval.**

This NOPC application for the Bulow Plantation Development of Regional Impact (DRI) is submitted by Kimley-Horn and Associates Inc. and proposes the following changes to the DRI Development Order (DO) and Master Development Plan Map (Map H):

- a) Modifies the allowed residential units and recreational vehicle spaces by simultaneously decreasing the approved residential units from 1,020 to 600 and increasing the recreational vehicle spaces from 350 to 750. This results in a decrease of 420 residential units and a simultaneous increase of 400 recreational vehicles spaces. In total, a net decrease of 20 residential units/recreational vehicle spaces is proposed resulting in an overall decrease in project impacts. Map H has been modified accordingly to reflect these proposed changes to the DRI's allowed uses.
- b) Modifies the annual monitoring report requirements to be on a biennial basis with the first biennial monitoring report being due on December 15, 2016.

- c) Modifies the DRI termination, build-out, and downzoning protection date to July 12, 2021. This date incorporates the legislative extensions that have been granted to the DRI.
- d) Modifies DO Specific Condition J.19 to eliminate the requirement to construct the project's clubhouse to shelter standards. In lieu of this requirement, the Applicant proposes a monetary contribution to be paid to Flagler County for expansion of the County's area hurricane shelter(s).
- e) Modifies DO Specific Condition K.10 to recognize the monetary contributions that have already been paid by the Developer and the timing of payment for the final installment.
- f) Clarifies the DO in several areas to recognize that Phase 1 of the DRI has been constructed and that DRI Phase 2 remains to be constructed in the future.

This NOPC will result in a net decrease of the approved residential/recreational vehicle uses and their associated density and traffic impacts. Further, no changes in acreage or DRI boundary are proposed. Pursuant to 380.06(19), Florida Statutes, these changes are a non-substantial deviation to the DRI.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

Map H has been revised to depict separate Recreational Vehicle (RV), Residential (Manufactured Home - MH), Commercial (COMM), Amenity and Open Space areas as well as project density and phasing within the Bulow Plantation DRI.

- 6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

The completed Substantial Deviation Determination Chart is attached.

- 7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

There has not been change in local government jurisdiction for any portion of the development since the last approval or development order was issued.

- 8. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

No lands have been purchased by the master developer within 1/4 mile of the DRI as originally approved.

- 9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

<p>Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.</p> <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>

The proposed changes should be determined to be a non-substantial deviation to the approved Bulow Plantation DRI in accordance with Florida Statute 380.06(19).

- 10. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

The NOPC proposes a specific DRI termination, build-out, and downzoning protection date of July 12, 2021. This date incorporates a six year and 364 day extension plus the Tropical Storm Erika and Tropical Storm Colin State of Emergency extensions allowed by Senate Bill 2156.

- 11. **Will the proposed change require an amendment to the local government comprehensive plan?**

No.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

N/A

12. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

Map H has been revised to depict separate Recreational Vehicle (RV), Residential (Manufactured Home - MH), Commercial (COMM), Amenity and Open Space areas as well as project density and phasing within the Bulow Plantation DRI. Please the revised Map H that is included as an attachment to this application.

13. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

- a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

The NOPC proposes a specific DRI build-out date of July 12, 2021. This date incorporates a six year and 364 day extension plus the Tropical Storm Erika and Tropical Storm Colin State of Emergency extensions allowed by Senate Bill 2156. Please see the revised DO text included as an Attachment to this application.

The NOPC application for the Bulow Plantation DRI also proposes a modification to the allowed residential units and recreational vehicle spaces by simultaneously decreasing the approved residential units from 1,020 to 600 and increasing the recreational vehicle spaces from 350 to 750. This results in a decrease of 420 residential units and a simultaneous increase of 400 recreational vehicles spaces. In total, a net decrease of 20 residential units/recreational vehicle spaces is proposed resulting in an overall decrease in DRI project impacts. Map H has been modified accordingly to reflect these proposed changes to the DRI's allowed uses.

- b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

N/A

- c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

N/A

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

The NOPC proposes a specific DRI termination, build-out, and downzoning protection date of July 12, 2021. This date incorporates a six year and 364 day extension plus the Tropical Storm Erika and Tropical Storm Colin State of Emergency extensions allowed by Senate Bill 2156. Please see the revised DO text included as an Attachment to this application.

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to downzoning, unit density reduction, or intensity reduction, if applicable; and**

The NOPC proposes a specific DRI termination, build-out, and downzoning protection date of July 12, 2021. This date incorporates a six year and 364 day extension plus the Tropical Storm Erika and Tropical Storm Colin State of Emergency extensions allowed by Senate Bill 2156. Please see the revised DO text included as an Attachment to this application.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.**

The NOPC modifies the annual monitoring report requirements to be on a biennial basis with the first biennial monitoring report being due on December 15, 2016. Please see the revised DO text included as an Attachment to this application.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces	NOT APPLICABLE		
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)	NOT APPLICABLE		
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds	NOT APPLICABLE		
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.	NOT APPLICABLE		
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Industrial (cont.)	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)	NOT APPLICABLE		
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.	NOT APPLICABLE		
	Building (gross square feet)			
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)	NOT APPLICABLE		
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage	NOT APPLICABLE		
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Residential	# Dwelling units	600	1,020 units	
	Type of dwelling units	Manufactured Homes - Age Restricted	Manufactured Homes - Age Restricted	
	# of lots	N/A	N/A	
	Acreage, including drainage, ROW, easements, etc.	N/A	N/A	
	Site locational changes	Depicted on Proposed Map H	Depicted on Approved Map H	
	# External vehicle trips	162 p.m. peak Reduction of 113 p.m. peak trips	275 p.m. peak	
	D.O. Conditions	NO CHANGE		
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.	NO CHANGE		
	Floor Space (gross square feet)	NO CHANGE		
	# Parking Spaces	NO CHANGE		
	# Employees	NO CHANGE		
	Site locational changes	NO CHANGE		
	# External vehicle trips	NO CHANGE		
	D.O. Conditions	NO CHANGE		
	ADA representations	NO CHANGE		

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Hotel/Motel	# Rental Units	NOT APPLICABLE		
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
R.V. Park	Acreage, including drainage, ROW, easements, etc.	N/A	N/A	
	# Parking Spaces	750 spaces	350 spaces	
	Buildings (gross square feet)	N/A	N/A	
	# Employees	N/A	N/A	
	Site locational changes	Depicted on Proposed Map H	Depicted on Approved Map H	

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

	# External vehicle trips	203 p.m. peak Increase of 108 p.m. peak trips – offset by simultaneous decrease of 113 residential p.m. peak trips	95 p.m. peak	
	D.O. conditions	NO CHANGE		
	ADA representations	NO CHANGE		
Open Space (All natural and vegetated non-impervious surfaces)	Acreage	NO CHANGE		
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage	NO CHANGE		
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

ATTACHMENT 2:
PUD Application Form



APPLICATION FOR REZONING TO A PLANNED UNIT DEVELOPMENT

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

Application/Project #: _____

PROPERTY OWNER(S)	Name(s):	MHC Bulow Plantation, LLC & MHC Bulow Plantation Two, LLC		
	Mailing Address:	PO Box 06115		
	City: Chicago	State: IL	Zip: 60606	
	Telephone Number		Fax Number	

APPLICANT / AGENT	Name(s):	Kimley-Horn and Associates, Inc.		
	Mailing Address:	12740 Gran Bay Parkway West, Suite 2350		
	City: Jacksonville	State: FL	Zip: 32258	
	Telephone Number	904-828-3900	Fax Number	
	Email Address	Mark.Shelton@Kimley-Horn.com		

SUBJECT PROPERTY	SITE LOCATION (<i>street address</i>):	3165 Old Kings Road South
	LEGAL DESCRIPTION:	Please see attached
	Parcel # (<i>tax ID #</i>):	38-12-31-0000-04050-0010 & 38-12-31-0000-04050-0030
	Parcel Size:	319.18

ZONING	PRESENT Zoning Classification:	Planned Unit Development
	Present Future Land Use Designation:	Residential Medium Density & Recreation and Open Space
	PROPOSED ZONING CLASSIFICATION	Planned Unit Development

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

August 9, 2016
 Date

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION: APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

BOARD OF COUNTY COMMISSIONERS ACTION: APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

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

ATTACHMENT 3:

Proposed Resolution/Written Description
(Red Line Version) - Includes

Exhibit A – Legal Description

Exhibit B – Specific Conditions

Exhibit C – Map H/PUD Map

Exhibit D – Land Use Table

FLAGLER COUNTY RESOLUTION NO ~~200016-15XX~~

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, APPROVING THE ~~APPLICATION FOR DEVELOPMENT APPROVAL OF MANUFACTURED HOME COMMUNITIES, INC. NOTICE OF PROPOSED CHANGE FOR THE BULOW PLANTATION DEVELOPMENT OF REGIONAL IMPACT~~, AND APPROVING THE PLANNED UNIT DEVELOPMENT FOR BULOW PLANTATION ~~OF MHC BULOW PLANTATION, LLC AND MHC BULOW PLANTATION TWO, LLC~~, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, on ~~August-March 26 18, 1998~~2016, a pre-application conference was held regarding a Notice of Proposed Change to the Bulow Plantation Development of Regional Impact (DRI) and was attended by MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC (Applicant), Kimley-Horn and Associates, Inc. (Agent), ~~and~~ representatives of Northeast Florida Regional ~~Planning~~ Council (NEFRPC); ~~Department of Environmental Protection (DEP); St. John's River Water management District (SJRWMD); Florida Fish and Wildlife Conservation Commission (FWC); Florida Department of Transportation (FDOT); Florida State Parks (Parks);~~ and Flagler County, Florida (County); and

WHEREAS, on ~~June 30, 1999~~ _____ 2016, Applicant submitted to the County and the ~~RPC-NEFRC an Application for Development Approval (ADA)~~ a Notice of Proposed Change (NOPC) for a DRI known as "Bulow Plantation", in accordance with Section 380.06, Florida Statutes; and

WHEREAS, on ~~October 12, 1999~~ _____, Applicant responded to a sufficiency request from the ~~RPC-NEFRC~~ for additional information by filing a sufficiency response which supplements said ~~ADANOPC~~; and

WHEREAS, Bulow Plantation as proposed in the ~~ADA-NOPC~~ is a Planned Unit Development (PUD) located on approximately 323 acres in the unincorporated area of Flagler County, consisting of a total of ~~4020-600~~ residential units, 750 improved recreational vehicle spaces and commercial (including permanent commercial campground facilities), recreational, and other uses; and

WHEREAS, the ADA-NOPC also constitutes Applicant's application for PUD zoning; and

WHEREAS, pursuant to Section 380.031 and 380.06, Florida Statutes, the Board of County Commissioners of Flagler County, Florida, (County), as the local government having jurisdiction, is authorized and required by law to consider the Bulow Plantation DRI ADANOPC; and

WHEREAS, the County has received and reviewed the comments and recommendations of its staff, which recommends approval of the ADA-NOPC subject to certain conditions; and

WHEREAS, the County has received and reviewed the report and recommendations of the RPCNEFRC, which recommends approval of the ADA-NOPC subject to certain conditions; and

WHEREAS, pursuant to Section 380.06, Florida Statutes, notice of a public hearing on the ADA-NOPC and PUD was published on ~~January 5, 2000~~ _____, in the Flagler/Palm Coast News/Tribune and was provided to the Florida Department of Community Affairs Economic Opportunity (DCADEO), the RPCNEFRC, and other persons designated by DCA-DEO rules; and

WHEREAS, the County on ~~March 6, 2000~~ _____, held a quasi-judicial public hearing ("the adoption hearing") on the ADA-NOPC and the proposed PUD at which all parties were afforded the opportunity to present evidence and argument on all issues, conduct cross-examination and submit rebuttal evidence, and any member of the general public requesting to do so was given an opportunity to present written or oral evidence; and

WHEREAS, the County at its public hearing fully considered the ADANOPC, the report of the RPCNEFRC, the County staff recommendations and the evidence of record presented at the public hearing, and was otherwise fully advised in the premises.

I. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, THAT SAID BOARD MAKES THE FOLLOWING FINDINGS OF FACT:

1. The Applicant is MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC~~Manufactured Home Communities, Inc.~~, of Chicago, Illinois, and its authorized agent is John Seibel, HGI Box 531-A, Bunnell, Florida, 32110~~Kimley-Horn and Associates, Inc.; 12740 Gran Bay Parkway West, Suite 2350; Jacksonville, Florida 32258.~~ Applicant may designate a substitute authorized agent by delivering written notice of the substitution to the County.

2. The legal description of the property comprising the proposed Bulow Plantation DRI is as follows: Please see attached Exhibit A.

3. When developed in accordance with the conditions imposed by this development order, the Bulow Plantation DRI:

a. will not have a significant negative impact on the environment and natural and historical resources of the region;

b. will have a favorable economic impact on the economy of the region by providing new employment and business for the residents of the region;

c. will efficiently use water, sewer, solid waste disposal, emergency services and other necessary public facilities;

d. will efficiently use public transportation facilities;

e. will favorably affect the ability of people to find adequate housing reasonably accessible to their places of employment; and

f. will not create an unreasonable additional demand for, or additional use of, energy, and complies with other criteria for determining regional impact as the RPC-NEFRC has deemed appropriate.

4. The proposed Bulow Plantation DRI is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

II. BE IT FURTHER RESOLVED THAT THE BOARD MAKES THE FOLLOWING CONCLUSIONS OF LAW:

1. The proceedings herein have been conducted in compliance with the provisions of Chapter 380, Florida Statutes, and all conditions precedent to the granting of development approval required by Chapter 380, Florida Statutes, have occurred.

2. The proposed development does not interfere with the achievement of the objectives of any adopted state land development plan applicable to the area as determined by the RPCNEFRC.

3. The proposed Bulow Plantation DRI and PUD Master Plan, when developed subject to the conditions imposed by this amended development order, the Specific Conditions as summarized in Exhibit B, and as the Map H/PUD Map depicted on attached Exhibit CB, is consistent with the Flagler County Comprehensive Plan, subdivision regulations, and other local land development regulations.

4. The proposed development is in all material aspects consistent with the report and recommendations of RPCNEFRC, dated February 3, 2000 and submitted pursuant to Section 380.06(12), Florida Statutes.

III. BE IT FURTHER RESOLVED THAT THE BOARD HEREBY ORDERS AS FOLLOWS:

GENERAL CONDITIONS:

1. The ADA-NOPC and PUD for the Bulow Plantation DRI are hereby approved, subject to the special conditions of development contained in the attached Exhibit CB.

2. This development order resolution, together with all attachments hereto, constitutes the amended development order pursuant to Section 380.06, Florida Statutes, for the Bulow Plantation DRI and PUD. The ADA-NOPC and sufficiency response filed by the Applicant are incorporated herein by reference, and the proposed development shall be carried out

substantially in conformance with the ~~ADANOPC~~, except to the extent that the ~~ADA-NOPC~~ and the sufficiency response are inconsistent with the other terms and conditions of this amended development order. The ~~ADA-NOPC~~ and sufficiency response are amended by any inconsistent terms of this amended development order. The County's level of service standards and concurrency management standards shall be met by this DRI.

3. The following development is hereby authorized: Please see the land use table attached as in Exhibit D ~~Master and Planned Unit Development Map (Exhibit B)~~.

4. The County Planning and Zoning Director is designated as the local official responsible for receiving and monitoring the annual reports. The procedures for review of Planned Unit Developments under Article III of the Flagler County Development Code and other applicable provisions of the Flagler County Land Development Code shall be followed to facilitate such compliance monitoring by the County Planning and Zoning Director. The provisions of Section 380.06(17), Florida Statutes, shall apply to this development order. Section 380.06(17), Florida Statutes, currently provides: "The local government issuing the development order is primarily responsible for monitoring the development and enforcing the provisions of the development order. Local governments shall not issue any permits or approvals or provide any extensions of services if the developer fails to act in substantial compliance with the development order."

5. This development order shall take effect upon adoption and shall remain in effect for the duration of the development as described in the ~~ADA-NOPC~~ as provided in Paragraph 8 below. The effective date of this amended development order may be extended by the County upon a showing of the Applicant of excusable delay, including market conditions. ~~In no event shall the effective date of the development order be extended by five or more years, except as provided by Section 380.06(19)(c), Florida Statutes,~~

6. Pursuant to Section 380.06(18), Florida Statutes, and Rule 9J-2.025, Florida Administrative Code, Applicant shall provide a biennial~~annual~~ monitoring report relating to its

activities to the County Planning and Zoning Director, the ~~RPCNEFRC~~, and the ~~DCA-DEO~~ on ~~July December 15~~ of ~~every other~~ year during the term of this development order, commencing on ~~July 31, 2004~~ December 15, 2016. The ~~biennial~~annual report shall contain the following:

a. A description of any proposed changes to be made in the proposed plan of development, phasing, or in the representations contained in the ADA since the DRI received approval, and any actions (substantial deviation or non-substantial deviation determinations) taken by local government to address these proposed changes.

b. A summary comparison of development activity proposed and actually conducted during the preceding calendar years, and projected for the ensuing calendar year, to include: site improvements; dwelling units constructed; gross floor area constructed by land use type; location; and phases with appropriate maps.

c. An identification by location, size, and buyer of any undeveloped tracts of land in the development that have been sold to a separate entity or developers (other than individual single-family lots), with map(s) which show the parcel(s) or sub-parcel(s) involved.

d. A description of any lands purchased, leased or optioned by the Applicant adjacent to the original DRI site subsequent to issuance of the development order. Such land, its size, and intended use shall be identified on a site plan and map.

e. An assessment of the Applicant's and the County's compliance with conditions of approval contained in the amended development order and the commitments which are contained in the ADA and which have been identified by the County, the ~~RPCNEFRC~~, or the ~~DCA-DEO~~ as being significant.

f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year.

g. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued.

h. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Applicant pursuant to subsection 380.06(15)(f)1, Florida Statutes.

i. A listing of any significant local, state, and federal permits which have been obtained, applied for, or denied, during this reporting period, and specifying the agency, type of permit, parcel, location(s), and activity for each.

j. A description of any moratorium on development imposed by a regulatory agency, specifying the type of moratorium, duration, cause, and remedy.

k. A synopsis of the operating parameters of the potable water, wastewater, and solid waste facilities serving the development area for the preceding year. A copy of any site or quality/quantity analysis performed by the regulatory agencies shall be included where available, along with any violation notice or enforcement action.

l. A listing as required by the RPG-NEFRC of the deed restrictions and/or covenants that were in place for the preceding year to ensure non-potable sources of irrigation water were utilized for common areas, where feasible.

m. A description of specific construction plans, design criteria, and planting and maintenance programs for the stormwater treatment system prepared and submitted at the time of permitting review.

n. A description of any changes to the previously reported stormwater plans, design criteria, or planting and maintenance programs.

o. Copies of all regulatory permits issued for work within wetlands.

p. Copies of monitoring reports completed during the previous year for the stormwater/wetland systems. (Such monitoring reports shall be submitted in a ccord with SJRWMD permit conditions.)

q. Traffic reports shall be submitted to the Florida Department of Transportation (FDOT) District Office in DeLand, as well as to Flagler County, the RPGNEFRC,

and to ~~DCADEO~~. The first traffic report shall be due at the time of the first annual report, and shall be provided ~~annually~~biennially until the project is fully occupied. The timing of recommended traffic improvements will be based on the information contained in traffic monitoring reports. The following information shall be included:

(1) A description of current development by land use, type, location, and amount of commercial square footage, along with the proposed construction schedule for the ensuing ~~12-24~~ month period, and appropriate maps.

(2) An inventory of new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by the Applicant or governmental entity to adequately accommodate the total existing and anticipated traffic demands.

(3) Traffic counts, turning movements and levels of service actual ~~for the past 12 months~~ and projected for the ensuing ~~12-24~~ months, including traffic estimates for the following roads and intersections, distinguishing between project-related traffic and total traffic volumes.

- Old Kings Road north and south of the project, including turning movements at project entrance.

- S.R. 100 east and west of Old Kings Road, including turning movement at the S.R. 100/Old Kings Road intersection.

- Old Dixie Highway east and west of Old Kings Road, including turning movements at the Old Dixie Highway/Old Kings Road intersection.

Note: Actual FDOT or Flagler County traffic counts shall be used where possible. If actual FDOT or Flagler County traffic counts are not available for a particular road or intersection, the Applicant shall retain, at its expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

r. A table showing the acreage of the Florida Land Use and Cover Classification System (FLUCCS) categories impacted, preserved, or reserved by the development as of the date of the report.

s. A synopsis of the irrigation systems that have been implemented within the project during the period for which the report is filed, with a chart showing the types of irrigation system, areas (acreage) served, parties responsible for maintenance, and estimated gallons per year used by water source.

t. A statement certifying that the RPCNEFRC, the DGADEO, the County, and all affected agencies have been sent copies of the annual-biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes.

7. Definitions contained in Chapter 380, Florida Statutes, shall control in the construction of this development order. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order. If the County is a party in any judicial or administrative proceeding to enforce this development order, the Applicant or its successor shall pay the County its reasonable attorneys' fees and costs of such action. The County and the Applicant will assist each other in recovering their respective attorneys' fees and costs from other parties when such fees and costs are authorized by law or contract. The venue for enforcement of this amended Development Order shall be in the Circuit Court in and for Flagler County, Florida.

8. The Applicant ~~shall-commenced~~ physical development of the DRI within one year from the original date of recordation of ~~notice-of~~ this development order, and shall complete such development ~~within 12 years thereafter~~ by July 12, 2021, unless-as extended and amended by ~~amendment of~~ this development order. During the effective period of this DO, the County agrees that the approved DRI shall not be subject to downzoning, unit density reduction or intensity

reduction, unless the County can demonstrate substantial changes in the conditions underlying the approval of the development order have occurred, or that the development order was based on substantially inaccurate information provided the developer, or that the changes clearly established by the local government to be essential to the public health, safety or welfare. The development order shall terminate as of such completion of development. The commencement and completion dates shall be tolled during any period that the Applicant is prevented from commencing or performing physical development due to state or federal license requirements, moratoria, or judicial or administrative delays beyond the control of the Applicant. Any such tolling shall be subject to Section 380.06(19)(c), Florida Statutes. "Development" as used in this Development Order is defined by Section 380.04, Florida Statutes.

Unless otherwise stated, the Applicant is responsible for the ongoing maintenance of capital facilities or systems described in the special conditions of this development order, and will remain so after the order terminates. However, the Applicant may transfer such responsibilities to County-approved private or governmental entities which assume such responsibilities and are approved by the Flagler County Board of County Commissioners.

9. ~~The ADA, the Bulow Plantation sufficiency response and the additional information submitted in writing to the RPC and the County by the Applicant during the review period between November 1, 1999 and February 3, 2000, are hereby made part of this development order.~~

The NOPC, the Bulow Plantation sufficiency response and the additional information submitted in writing to the NEFRC and the County by the Applicant during the review period between _____ and _____, are hereby also made part of this development order.

10. Copies of all permit applications associated with the Bulow Plantation DRI shall be submitted to the ~~RPC-NEFRC~~ and Flagler County, for informational purposes, simultaneously with submittal to the appropriate agencies.

11. In the event that any portion or section of this Development Order is determined to be invalid by a court of competent jurisdiction, the remaining portions or sections of this Development Order shall remain in full force and effect. The applicant and County further agree that if any portion or section of this Development Order is determined to be invalid by a court of competent jurisdiction, the applicant and County shall amend the Development Order pursuant to Chapter 380, Florida Statutes, to solely address the portion or section of this Development Order determined to be invalid. During its term, this development order constitutes a land development regulation applicable to the property described in Exhibit A. The term "Applicant" shall include MHC Bulow Plantation, LLC, MHC Bulow Plantation Two, LLC, Manufactured Home Communities, Inc. and any successors-in-interest who perform development activity on the property. Any successor or assignee of MHC Bulow Plantation, LLC or MHC Bulow Plantation Two, LLC ~~Gatorland Vistas, Inc.~~, shall be subject to the provisions contained in the Bulow Plantation Development Order issued by Flagler County. Any lease contract or agreement for sale in accordance with this Development Order of those interests by MHC Bulow Plantation, LLC or MHC Bulow Plantation Two, LLC ~~Gatorland Vistas, Inc.~~ for all or any part of the property subject to this Development Order shall contain a legend substantially in the following form clearly printed or stamped thereon:

THE PROPERTY DESCRIBED HEREIN IS PART OF THE BULOW PLANTATION DEVELOPMENT OF REGIONAL IMPACT AND IS SUBJECT TO A DEVELOPMENT ORDER, NOTICE OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, WHICH IMPOSES CONDITIONS, RESTRICTIONS AND LIMITATIONS UPON THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY WHICH ARE BINDING UPON EACH SUCCESSOR AND ASSIGN OF MHC BULOW PLANTATION, LLC AND MHC BULOW PLANTATION TWO, LLC. ~~GATORLAND VISTAS, INC.~~ THE DEVELOPMENT ORDER DOES NOT CONSTITUTE A LIEN, CLOUD, OR

ENCUMBRANCE OF REAL PROPERTY OR CONSTITUTE ACTUAL OR CONSTRUCTIVE NOTICE OF SAME. A COPY OF THE DEVELOPMENT ORDER MAY BE REVIEWED AT THE OFFICE OF THE PLANNING AND ZONING DEPARTMENT, FLAGLER COUNTY, OR AT THE OFFICES OF THE DEPARTMENT OF ~~COMMUNITY AFFAIRS~~ECONOMIC OPPORTUNITY, STATE OF FLORIDA, TALLAHASSEE, FLORIDA.

12. Any proposed change to the development approved by this development order which creates a reasonable likelihood of additional regional impact shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review pursuant to Chapter 380, Florida Statutes.

13. Notice of the adoption of this development order resolution, together with a certified copy of this resolution, shall be recorded by the Applicant in accordance with Section 380.06(15)(f), Florida Statutes. The notice of adoption of this development order, shall state the unit of local government which adopted the development order, the date of adoption, the date of adoption of any amendments to the development order, the location where the adopted order with any modifications may be examined, and that the development order constitutes a land development regulation applicable to the property. The recording of this notice shall not constitute a lien, cloud, encumbrance on real property, or actual or constructive notice of any such lien, cloud or encumbrance.

14. Local ordinances cited in this development order are incorporated herein by reference.

15. The codes, ordinances, statutes and rules cited in and relied upon in this development order shall be those in effect on ~~March 6, 2000~~_____. Applicant has elected to be bound by the rules adopted pursuant to Chapters ~~407~~3 and 373, Florida Statutes, in effect at the date of the Development Order, in accordance with Section 380.06(5)(c), Florida Statutes.

16. Notices required by this development order between the Applicant and the County shall be by certified mail, return receipt requested, and shall be effective upon receipt.

17. The County shall transmit a certified copy of this development order by certified mail to the DCADEO, the RPCNEFRC, and the Applicant.

PASSED AND ADOPTED THIS ~~6TH DAY OF MARCH, 2000~~ _____.

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA

Exhibit A

LEGAL DESCRIPTION

LOT 4, BULOW GRANT, SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, AND
SECTION 37, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER COUNTY, FLORIDA.

CONTAINING 323.44 ACRES, MORE OR LESS.

EXHIBIT **BC**

SPECIFIC CONDITIONS

A. Vegetation and Wildlife:

1. Within six months from the date of approval of this amended development order, the developer shall at its option, do one of the following:

i) Contribute \$43,330.00 to the Florida Fish and Wildlife Conservation Commission Land Acquisition Trust Fund, Northeast Florida account, to purchase 10 acres of habitat to compensate for the loss of habitat supporting the gopher tortoise and its associated wildlife community, and obtain the necessary gopher tortoise permit(s) from the FFWCC, or

ii) Purchase an outparcel of gopher tortoise habitat contiguous with existing state owned conservation land and transfer unencumbered title to the lead land management agency and obtain the necessary gopher tortoise permit(s) from the FFWCC, or

iii) Some combination of options i and ii above approved by the FFWCC.
(NEFRPC SRPP Policy 4.4.1, Policy 4.4.2, Policy 4.4.6)

2. A Manatee Protection Plan shall be developed for the project. This plan shall include strategies to prevent manatee impacts during and after construction. A manatee education program shall also be developed and incorporated into the Manatee Protection Plan that includes the distribution of manatee educational materials and the posting of educational signs, with special emphasis given to information describing what boaters can do to minimize adversely impacting manatees in Bulow Creek. The applicant will submit the Manatee Protection Plan to FDEP, FFWCC, and Flagler County for review and approval.

(NEFRPC SRPP Policy 4.5.11)

3. Currently, there are 26 existing docks out of the potential 167 canal front lots with access to Bulow Creek. To minimize the increase in boat traffic, the number of new home sites

allowed to apply for dock permits shall be limited to a maximum of 20 new sites selected for potential dock construction. Dock size shall be limited to no more than 150 square feet over water and shall not extend more than 5' over the water to assure safe navigability of the canal. No other boat docking structures shall be constructed, unless the applicant conducts a study to be approved by FDEP, FFWCC, and Flagler County, which indicates that additional docks will not result in additional regional impacts to water quality and endangered species. This limitation shall be enforced by requiring the developer to record a perpetual conservation easement(s) within the permanent Flagler County public records, and enact appropriate lot deed restrictions and/or covenants that run with the land. The dock limitations shall further be depicted on all approved development plans, and clearly publicized to all existing and future lot owners.

4. Limit the development to one boat ramp for the property.

(NEFRPC SRPP Policy 4.5.11, Policy 4.5.8, Policy 4.3.8)

5. Osprey nests will be protected by appropriate methodologies during construction and preserved as part of the finished development. If it is determined necessary to move or take down the Osprey nests, the applicant must apply for a permit(s) from the FFWCC. The Osprey nest site replacement plan shall provide for the installation of at least one Osprey nesting platform within suitable undisturbed Bulow Plantation areas for each existing Osprey nest proposed for removal. All construction activities occurring within 500 feet of an Osprey nest shall take place during the non-nesting season of September through February.

(NEFRPC SRPP Policy 4.4.1)

B. **Wetlands:**

6. To provide maximum protection to Bulow Creek as well as protect the salt marsh system, a minimum buffer of 50-feet with an average of 75-feet will be provided. This buffer shall begin at the jurisdictional wetland line and proceed landward. The wetlands preserved within this buffer will be preserved through a conservation easement. Any isolated wetlands onsite shall be provided a 25 foot buffer. All buffer areas should be maintained in a natural vegetation state,

including under and over story, with the exception of one boardwalk. The applicant has agreed that the boardwalk will be constructed per FDEP guidelines that allow for construction with only temporary impacts. Due to the size of the shoreline associated with the project, in order to minimize impacts in the wetland area, the number of boardwalks will be limited to one (1) boardwalk for this project. This boardwalk can be used as a canoe launch and/or for non-motorized boat launching and must be equipped with handrails to prevent the docking of motorized boats.

(NEFRPC SRPP Policy 4.5.8, Policy 4.3.1, Policy 4.3.2)

C. **Water:**

7. The applicant has stated that the five (5) on-site canals do not offer adequate vegetative cover or habitat for wetland dependent species, but do provide a direct connection to the Outstanding Florida Waters of Bulow Creek. To protect the water quality of Bulow Creek, a Natural Resource of Regional Significance, a minimum 25-foot upland buffer shall be established for lands adjacent to the canals. The minimum upland buffer shall be 25-feet landward of the top of bank. The applicant will post signs to educate residents that shall include language identifying this buffer. The developer and/or property management shall be responsible for maintaining this 25-foot buffer to insure buffer preservation and to limit impacts.

(NEFRPC SRPP Policy 4.3.1, Policy 4.3.2)

8. The lots adjacent to canals shall be graded to prevent untreated stormwater from entering the canal system and eventually Bulow Creek. The use of on-site stormwater ponds will be designed as to direct stormwater runoff to prevent water quality degradation and shall meet all local, state, and federal requirements for stormwater treatment and water quality standards.

(NEFRPC SRPP Policy 4.1.3, Policy 4.3.8)

D. **Floodplains:**

10. The applicant shall not develop manufactured home sites, but may develop recreation and open space amenities, within the floodway. Any development within the 100-year

floodplain shall have the first finished floor elevated to a minimum height of 8 feet NGVD Datum. The developer should elevate roadways and provide compensatory storage as in accordance with appropriate permitting agency.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.7.3)

E. **Water Supply:**

11. The necessary permit(s) to construct the water mains and distribution system for this project and to expand the plant capacity shall be obtained from the FDEP prior to occupancy of Phase II. Phase II Development shall occur concurrent with the provision of adequate central potable water service meeting the adopted level of service in the Flagler County Comprehensive Plan or alternatively may connect to County Water Service. (NEFRPC SRPP Policy 4.2.5, Policy 4.2.6)

12. Water conservation strategies, including xeriscape landscape techniques and low flow plumbing fixtures, shall be incorporated into the construction, operation, and maintenance phases of the development, and shall be included into the covenants and deed restrictions. The conservation strategies must include, but are not limited to, the following conditions:

1. The applicant shall commit to utilizing 50% native/drought-tolerant/Xeriscape vegetation in all common landscaped areas.

2. As the applicant has previously committed, the development will provide Xeriscape/drought-tolerant literature to all residents.

3. The applicant will utilize only slow-release/organic fertilizers within developer-maintained areas.

4. Surface water from on-site stormwater ponds shall be used as the primary source for irrigation and the shallow wells will be used only as emergency back-ups.

(NEFRPC SRPP Policy 4.2.1, Policy 4.2.11)

F. **Wastewater Management:**

13. The necessary wastewater treatment permit(s) needed to expand the plant to handle the additional wastewater treatment needs of this project shall be obtained from the FDEP prior to occupancy of Phase II. Phase II Development shall occur concurrent with the provision of adequate central sewer service meeting the adopted level of service in the Flagler County Comprehensive Plan. Expansion of wastewater treatment plant shall be limited to the existing geographic location. No movement of percolation ponds or spray irrigation may occur any further eastward toward Bulow Creek than as they existed on March 6, 2000. Or, as an alternative, connection to Flagler County's Utility System will be allowed to meet the project's Phase II wastewater treatment demands. (NEFRPC SRPP Policy 4.2.5)

G. **Stormwater Management:**

14. The applicant must prepare a pre-development monitoring report for the canals, Bulow Creek and stormwater ponds (after completion). The water quality monitoring report shall be included with the submittal of the Annual-Biennial Report. These reports should include the recorded levels of total nitrogen, total phosphorus, and BOD. If these reports indicate a decline in water quality below the Florida Water Quality standards in the related water bodies, the developer must ~~to~~ identify likely sources and ~~to~~ provide beneficial remedies (such as decreasing fertilizer use, improved stormwater treatment, improved wastewater treatment). (NEFRPC SRPP Policy 4.1.1, Policy 4.1.2, Policy 4.3.5)

H. **Transportation:**

15. Prior to the occupancy of greater than 375 manufactured home (MH) dwelling units or RV sites, or combination thereof in ~~the expanded area~~ Phase II of the development, the applicant shall provide the NEFRPC, DEOGA, and Flagler County with a trip generation analysis of the existing occupied development to confirm the trip generation rates used in the analysis, and an analysis of the operating conditions of Old Kings Road. If the transportation reviewing agencies determine that the trip generation rate used in this analysis should be modified to better

represent project traffic impacts, the applicant shall prepare a traffic study, to be reviewed and approved by the reviewing agencies, which indicates whether there are substantial impacts from the project. If necessary, the DO will be amended to include transportation conditions to address any substantial impacts to regionally significant facilities.

~~1~~a. Applicant shall dedicate an additional ten (10) feet of right of way for possible future widening of Old Kings Road or construction of a county bicycle path system.

~~2~~b. Prior to any development within Phase II, a traffic impact analysis of the existing development plus projected Phase II traffic and associated impacts should be conducted.

The traffic impact analysis should identify the following.

~~a~~1.) Additional or modified turn lane requirements at Old Kings Road entrance;

~~b~~2.) Need for intersection traffic signalization at the project entrance on Old Kings Road;

~~e~~3.) Total traffic impacts on the capacity of Old Kings Road. If Old Kings requires additional traffic lanes and/or signal improvements the developer shall contribute their proportionate share toward the total cost. The proportionate share will be determined as a percentage of the ~~total Phase II~~ traffic volume generated from Bulow Plantation. ~~Bulow Plantation includes both the existing and new development approved under this development.~~

~~c~~3. Developer shall provide additional means of ingress and egress for emergency access. The emergency access depicted on the proposed Master plan (Map H) is acceptable provided the roadways are stabilized and can accommodate a structural use fire apparatus. (NEFRPC SRPP Policy 5.2.1)

I. **Air Quality:**

16. The following fugitive dust control measures shall be undertaken during all construction activities throughout buildout of the project:

~~4a.~~ Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;

~~2b.~~ Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;

~~3c.~~ Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion;

~~4d.~~ Contractors will utilize the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.

J. **Hurricane Preparedness:**

17. To mitigate impacts within Category 1 or 2 storm surge zones, development of all structures within Category 1 or 2 storm surge zones as shown in the Northeast Florida Hurricane Storm Surge Atlas Volume 4 shall have the first finished floor elevated to a minimum height of 8 feet NGVD 1929 Datum.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6)

18. The County shall designate the entire development as a portion of the Category 1 evacuation zone.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6)

~~19. When developed, the clubhouse will be built to shelter standards as shown in the American Red Cross Guidelines for Shelter Selection (ARC 4496). The structure shall be large enough, based on the guidelines, to shelter at least 25% of the estimated development population. The structure will be available for use as a shelter for development residents when ordered to evacuate their homes by the County authorities during non-hurricane events.~~

~~(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6) A payment of _____ will be made to Flagler County for expansion of the County's area hurricane shelter(s) to accommodate residents from Bulow Plantation. The~~

developer will pay this amount prior to occupancy of greater than 350 MH dwelling units or RV sites, or combination thereof in Phase II of the development.

20. All residents of this development shall be provided with information regarding the vulnerability of the development to the impacts of hurricanes. The Flagler County Emergency Management Office must approve these materials prior to distribution. This information shall take the form of educational materials designed to increase evacuation participation.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6, Policy 3.8.3)

K. **Applicant Commitments:**

The applicant has committed within the ADA, NOPC, and sufficiency responses to the following conditions to mitigate the adverse impacts associated with the Bulow Plantation Development of Regional Impact.

1. The developer has agreed to limit the type of outboard engine to be used in the waterways, to reduce leakage.

2. The applicant has committed to using the on-site stormwater lakes as the primary source of non-potable water supplies (irrigation and fire demand) with the shallow wells used as a secondary source.

3. Building structures will be placed a minimum of one foot above the 100-Year flood elevation or one foot above the highest adjacent road elevation, whichever is highest. The slope of this area will be approximately 1%.

4. The applicant has agreed to implement residential water saving fixtures such as low flow showers and toilets as part of the conservation measures, and to distribute water conservation literature to existing and future residents.

~~5. The RV resort will not be expanded beyond 350 spaces as part of this development.~~

65. Relocation efforts for relocating gopher tortoises will follow the guidelines established by the Florida Fish and Wildlife Conservation Commission.

76. The wetlands along Bulow Creek will be placed in conservation by recording a conservation easement with the County and in the PUD agreement.

87. Any boardwalk will be located within existing cuts already within the wetlands, and will meet all FDEP standards allowing for construction with only temporary impacts, (including boardwalks at least five feet above mean high water with hand rails) such that shading will not occur, and access will be limited.

98. Best management practices for the protection of wetlands will be utilized, with the use of silt fences and turbidity barriers where necessary.

109. Best management practices will be utilized to develop a plan to prevent adverse impacts to Bulow Creek. This plan may include, but is not limited to, the following measures:

- a. Installation of silt screens along the canals and Bulow Creek during construction.
- b. Floating turbidity barriers in the canal during construction.
- c. Grading and construction of stormwater ponds at the initial stage of construction.
- d. Disturbed areas near the canals and Bulow Creek will be sodded and stabilized upon completion of grading.

110. The developer will pay \$300,000 ~~(\$200,000 has already been paid by the developer, thereby resulting in an unpaid balance of \$100,000)~~ to be applied toward the purchase of a fire pumper and an Advanced Life Support ambulance. ~~Prior to October 1, 2001 or the occupancy of the fifty first unit in the new section of the DRI, whichever comes first, the developer will pay the County \$100,000. Prior to the occupancy of the 201st of the expanded units, t~~he developer will pay the second final installment of \$100,000 ~~plus interest, and the final installment plus interest shall be due~~ prior to occupancy of the 351st unit in ~~the expanded area~~ Phase II. All

~~balances owed as of October 1, 2001 shall accrue interest at the rate of 2% interest per annum.~~

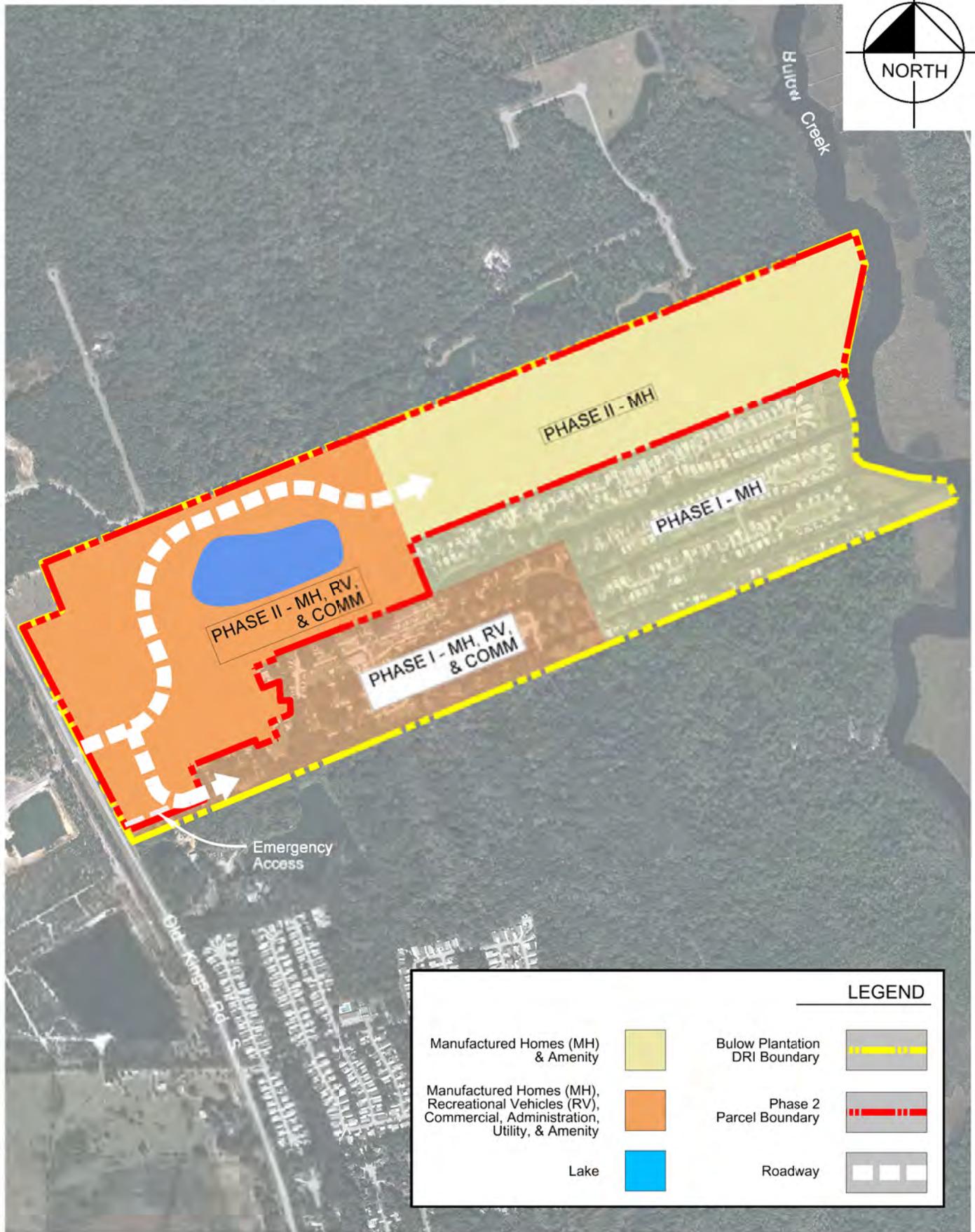
For purposes of the commitment, a unit shall be defined as either a MH or RV space.

12. No lot may be sold or conveyed directly or indirectly by the Applicant. The entire parcel as described in Exhibit A must be sold or conveyed in its entirety. Use of corporate structures or stock transfers to lot renters as a form of transfer or sale of singular lots is also prohibited. Finally, the land described in Exhibit A shall not constitute common condominium property.

13. A scaled, fully dimensioned map of the street and lot layout for Bulow Plantation, along with all required buffers, conservation easements, recreation areas, bodies of water, commercial or activity center sites, stormwater management areas, lift stations, sewer treatment plants, water treatment or pumping facilities, boat launches and project entrance signs, flood zone and floodway limits, and vacant land remaining to be developed shall be provided to Flagler County prior to beginning development of ~~the first phase~~Phase II. A revised updated map will be provided to Flagler County ~~prior to beginning any subsequent phase of development. Emergency Services Departments and personnel, as requested~~with each biennial monitoring report.

14. Substantial deviation review would be conducted if the development is no longer a 55 year older community as represented by the applicant in the ADA.

Exhibit C
Map H/PUD Map



LEGEND	
Manufactured Homes (MH) & Amenity	
Manufactured Homes (MH), Recreational Vehicles (RV), Commercial, Administration, Utility, & Amenity	
Lake	
Bulow Plantation DRI Boundary	
Phase 2 Parcel Boundary	
Roadway	

This document, together with the concepts and design presented herein, is an anticipated service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley >>> Horn

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 CA 00000696

PROJECT #	045443001
DATE	JUNE 2016
SCALE	N.T.S.
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

BULOW PLANTATION

DRI / PUD

FLAGLER COUNTY FLORIDA

PROPOSED MAP H / PLANNED UNIT DEVELOPMENT MAP

FIGURE NUMBER
A5

Land Use Table Exhibit D

Bulow Plantation ~~P~~ermitted ~~P~~ermissible ~~u~~ses and Buildings

	<u>Phase I</u>	<u>Phase II</u>	<u>Cumulative Total</u>
<u>Manufactured Housing (MH)</u>	<u>276</u>	<u>324</u>	<u>600</u>
<u>Recreational Vehicles (RV)</u>	<u>352</u>	<u>398</u>	<u>750</u>
<u>Commercial</u>	<u>11,300</u>	<u>12,000</u>	<u>23,300</u>

I. Manufactured Housing Area (MH) (271 ± Acres)

1. A total of ~~4020~~ 600 leased and Improved Manufactured Housing sites for placement of Manufactureding Homes & Appurtenances shall be allowed within the areas depicted on Map H.

2. Accessory Buildings and structures including but not limited to the Activity Center/~~Shelter~~, Laundry, Swimming Pool, Pool House, Hot Tub or Spa, Tennis Courts, ShuffleBoard and Bocci Courts and other Recreational Facilities and Buildings shall be allowed within the MH areas depicted on Map H.

3. Manufactured Housing Sales Center.

II. Permanent Commercial Campground (45 ± Acres)Recreational Vehicles (RV)

1. ~~350~~ A total of 750 improved recreational vehicles (RV) spaces shall be allowed within the areas depicted on Map H.

2. Leasing of campground spaces.

3. Commercial storage of recreational vehicles, boats, motor vehicles, trailers, etc.

4. Vending upon receiving county occupational license.

5. Recreational vehicle sales.

6. Accessory Buildings and structures including But not limited to Clubhouse Meeting Hall, Shower and Bathroom Facilities, Laundry, Swimming Pool, pool house, Tennis Courts,

Shuffleboard Courts, Picnic Pavilions & other Recreational Facilities shall be allowed within the RV areas depicted on Map H.

III. **Commercial Area**

As depicted on Map H, the following commercial uses are allowed in the Commercial areas:—

23,000 ± square feet of commercial space, including but not limited to Convenience Store, Laundry, Recreational ~~v~~ehicles Sales, Restaurant, Bar, Professional office, Storage, Automobile Service Station & Activity Center and Associated parking per use (11,300 SF existing commercial, 12,000 ± SF proposed).

ATTACHMENT 4:

Proposed Resolution/Written Description
(Clean Version) - Includes

Exhibit A – Legal Description

Exhibit B – Specific Conditions

Exhibit C – Map H/PUD Map

Exhibit D – Land Use Table

FLAGLER COUNTY RESOLUTION NO 2016-XX

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, APPROVING THE NOTICE OF PROPOSED CHANGE FOR THE BULOW PLANTATION DEVELOPMENT OF REGIONAL IMPACT, AND APPROVING THE PLANNED UNIT DEVELOPMENT FOR BULOW PLANTATION OF MHC BULOW PLANTATION, LLC AND MHC BULOW PLANTATION TWO, LLC, S SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, on March 18, 2016, a pre-application conference was held regarding a Notice of Proposed Change to the Bulow Plantation Development of Regional Impact (DRI) and was attended by MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC (Applicant), Kimley-Horn and Associates, Inc. (Agent), representatives of Northeast Florida Regional Council (NEFRC); and Flagler County, Florida (County); and

WHEREAS, on _____ 2016, Applicant submitted to the County and the NEFRC a Notice of Proposed Change (NOPC) for a DRI known as "Bulow Plantation", in accordance with Section 380.06, Florida Statutes; and

WHEREAS, on _____, Applicant responded to a sufficiency request from the NEFRC for additional information by filing a sufficiency response which supplements said NOPC; and

WHEREAS, Bulow Plantation as proposed in the NOPC is a Planned Unit Development (PUD) located on approximately 323 acres in the unincorporated area of Flagler County, consisting of a total of 600 residential units, 750 improved recreational vehicle spaces and commercial (including permanent commercial campground facilities), recreational, and other uses; and

WHEREAS, the NOPC also constitutes Applicant's application for PUD zoning; and

WHEREAS, pursuant to Section 380.031 and 380.06, Florida Statutes, the Board of County Commissioners of Flagler County, Florida, (County), as the local government having jurisdiction, is authorized and required by law to consider the Bulow Plantation DRI NOPC; and

WHEREAS, the County has received and reviewed the comments and recommendations of its staff, which recommends approval of the NOPC subject to certain conditions; and

WHEREAS, the County has received and reviewed the report and recommendations of the NEFRC, which recommends approval of the NOPC subject to certain conditions; and

WHEREAS, pursuant to Section 380.06, Florida Statutes, notice of a public hearing on the NOPC and PUD was published on _____, in the Flagler/Palm Coast News/Tribune and was provided to the Florida Department of Economic Opportunity (DEO), the NEFRC, and other persons designated by DEO rules; and

WHEREAS, the County on _____, held a quasi-judicial public hearing (“the adoption hearing”) on the NOPC and the proposed PUD at which all parties were afforded the opportunity to present evidence and argument on all issues, conduct cross-examination and submit rebuttal evidence, and any member of the general public requesting to do so was given an opportunity to present written or oral evidence; and

WHEREAS, the County at its public hearing fully considered the NOPC, the report of the NEFRC, the County staff recommendations and the evidence of record presented at the public hearing, and was otherwise fully advised in the premises.

I. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, THAT SAID BOARD MAKES THE FOLLOWING FINDINGS OF FACT:

1. The Applicant is MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC, of Chicago, Illinois, and its authorized agent is Kimley-Horn and Associates, Inc.; 12740 Gran Bay Parkway West, Suite 2350; Jacksonville, Florida 32258. Applicant may designate a substitute authorized agent by delivering written notice of the substitution to the County.

2. The legal description of the property comprising the proposed Bulow Plantation DRI is as follows: Please see attached Exhibit A.

3. When developed in accordance with the conditions imposed by this development order, the Bulow Plantation DRI:

a. will not have a significant negative impact on the environment and natural and historical resources of the region;

b. will have a favorable economic impact on the economy of the region by providing new employment and business for the residents of the region;

c. will efficiently use water, sewer, solid waste disposal, emergency services and other necessary public facilities;

d. will efficiently use public transportation facilities;

e. will favorably affect the ability of people to find adequate housing reasonably accessible to their places of employment; and

f. will not create an unreasonable additional demand for, or additional use of, energy, and complies with other criteria for determining regional impact as the NEFRC has deemed appropriate.

4. The proposed Bulow Plantation DRI is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

II. BE IT FURTHER RESOLVED THAT THE BOARD MAKES THE FOLLOWING CONCLUSIONS OF LAW:

1. The proceedings herein have been conducted in compliance with the provisions of Chapter 380, Florida Statutes, and all conditions precedent to the granting of development approval required by Chapter 380, Florida Statutes, have occurred.

2. The proposed development does not interfere with the achievement of the objectives of any adopted state land development plan applicable to the area as determined by the NEFRC.

3. The proposed Bulow Plantation DRI and PUD Master Plan, when developed subject to the conditions imposed by this amended development order, the Specific Conditions as summarized in Exhibit B, and the Map H/PUD Map depicted on attached Exhibit C, is consistent with the Flagler County Comprehensive Plan, subdivision regulations, and other local land development regulations.

4. The proposed development is in all material aspects consistent with the report and recommendations of NEFRC, dated _____ and submitted pursuant to Section 380.06(12), Florida Statutes.

III. BE IT FURTHER RESOLVED THAT THE BOARD HEREBY ORDERS AS FOLLOWS

GENERAL CONDITIONS:

1. The NOPC and PUD for the Bulow Plantation DRI are hereby approved, subject to the special conditions of development contained in the attached Exhibit B.

2. This development order resolution, together with all attachments hereto, constitutes the amended development order pursuant to Section 380.06, Florida Statutes, for the Bulow Plantation DRI and PUD. The NOPC and sufficiency response filed by the Applicant are incorporated herein by reference, and the proposed development shall be carried out substantially in conformance with the NOPC, except to the extent that the NOPC and the sufficiency response are inconsistent with the other terms and conditions of this amended development order. The NOPC and sufficiency response are amended by any inconsistent terms of this amended development order. The County's level of service standards and concurrency management standards shall be met by this DRI.

3. The following development is hereby authorized: Please see the land use table attached in Exhibit D.

4. The County Planning and Zoning Director is designated as the local official responsible for receiving and monitoring the annual reports. The procedures for review of Planned Unit Developments under Article III of the Flagler County Development Code and other applicable provisions of the Flagler County Land Development Code shall be followed to facilitate such compliance monitoring by the County Planning and Zoning Director. The provisions of Section 380.06(17), Florida Statutes, shall apply to this development order. Section 380.06(17), Florida Statutes, currently provides: “The local government issuing the development order is primarily responsible for monitoring the development and enforcing the provisions of the development order. Local governments shall not issue any permits or approvals or provide any extensions of services if the developer fails to act in substantial compliance with the development order.”

5. This development order shall take effect upon adoption and shall remain in effect for the duration of the development as described in the NOPC as provided in Paragraph 8 below. The effective date of this amended development order may be extended by the County upon a showing of the Applicant of excusable delay, including market conditions.

6. Pursuant to Section 380.06(18), Florida Statutes, and Rule 9J-2.025, Florida Administrative Code, Applicant shall provide a biennial monitoring report relating to its activities to the County Planning and Zoning Director, the NEFRC, and the DEO on December 15 of every other year during the term of this development order, commencing on December 15, 2016. The biennial report shall contain the following:

a. A description of any proposed changes to be made in the proposed plan of development, phasing, or in the representations contained in the ADA since the DRI received approval, and any actions (substantial deviation or non-substantial deviation determinations) taken by local government to address these proposed changes.

b. A summary comparison of development activity proposed and actually conducted during the preceding calendar years, and projected for the ensuing calendar year, to

include: site improvements; dwelling units constructed; gross floor area constructed by land use type; location; and phases with appropriate maps.

c. An identification by location, size, and buyer of any undeveloped tracts of land in the development that have been sold to a separate entity or developers (other than individual single-family lots), with map(s) which show the parcel(s) or sub-parcel(s) involved.

d. A description of any lands purchased, leased or optioned by the Applicant adjacent to the original DRI site subsequent to issuance of the development order. Such land, its size, and intended use shall be identified on a site plan and map.

e. An assessment of the Applicant's and the County's compliance with conditions of approval contained in the amended development order and the commitments which are contained in the ADA and which have been identified by the County, the NEFRC, or the DEO as being significant.

f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting years and to be filed during the next year.

g. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued.

h. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Applicant pursuant to subsection 380.06(15)(f)1, Florida Statutes.

i. A listing of any significant local, state, and federal permits which have been obtained, applied for, or denied, during this reporting period, and specifying the agency, type of permit, parcel, location(s), and activity for each.

j. A description of any moratorium on development imposed by a regulatory agency, specifying the type of moratorium, duration, cause, and remedy.

k. A synopsis of the operating parameters of the potable water, wastewater, and solid waste facilities serving the development area for the preceding year. A copy of any site or quality/quantity analysis performed by the regulatory agencies shall be included where available, along with any violation notice or enforcement action.

l. A listing as required by the NEFRC of the deed restrictions and/or covenants that were in place for the preceding year to ensure non-potable sources of irrigation water were utilized for common areas, where feasible.

m. A description of specific construction plans, design criteria, and planting and maintenance programs for the stormwater treatment system prepared and submitted at the time of permitting review.

n. A description of any changes to the previously reported stormwater plans, design criteria, or planting and maintenance programs.

o. Copies of all regulatory permits issued for work within wetlands.

p. Copies of monitoring reports completed during the previous year for the stormwater/wetland systems. (Such monitoring reports shall be submitted in a ccord with SJRWMD permit conditions.)

q. Traffic reports shall be submitted to the Florida Department of Transportation (FDOT) District Office in DeLand, as well as to Flagler County, the NEFRC, and to DEO. The first traffic report shall be due at the time of the first annual report, and shall be provided biennially until the project is fully occupied. The timing of recommended traffic improvements will be based on the information contained in traffic monitoring reports. The following information shall be included:

(1) A description of current development by land use, type, location, and amount of commercial square footage, along with the proposed construction schedule for the ensuing 24 month period, and appropriate maps.

(2) An inventory of new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by the Applicant or governmental entity to adequately accommodate the total existing and anticipated traffic demands.

(3) Traffic counts, turning movements and levels of service actual and projected for the ensuing 24 months, including traffic estimates for the following roads and intersections, distinguishing between project-related traffic and total traffic volumes.

- Old Kings Road north and south of the project, including turning movements at project entrance.

- S.R. 100 east and west of Old Kings Road, including turning movement at the S.R. 100/Old Kings Road intersection.

- Old Dixie Highway east and west of Old Kings Road, including turning movements at the Old Dixie Highway/Old Kings Road intersection.

Note: Actual FDOT or Flagler County traffic counts shall be used where possible. If actual FDOT or Flagler County traffic counts are not available for a particular road or intersection, the Applicant shall retain, at its expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

r. A table showing the acreage of the Florida Land Use and Cover Classification System (FLUCCS) categories impacted, preserved, or reserved by the development as of the date of the report.

s. A synopsis of the irrigation systems that have been implemented within the project during the period for which the report is filed, with a chart showing the types of irrigation system, areas (acreage) served, parties responsible for maintenance, and estimated gallons per year used by water source.

t. A statement certifying that the NEFRC, the DEO, the County, and all affected agencies have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes.

7. Definitions contained in Chapter 380, Florida Statutes, shall control in the construction of this development order. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order. If the County is a party in any judicial or administrative proceeding to enforce this development order, the Applicant or its successor shall pay the County its reasonable attorneys' fees and costs of such action. The County and the Applicant will assist each other in recovering their respective attorneys' fees and costs from other parties when such fees and costs are authorized by law or contract. The venue for enforcement of this amended Development Order shall be in the Circuit Court in and for Flagler County, Florida.

8. The Applicant commenced physical development of the DRI within one year from the original date of recordation of this development order, and shall complete such development by July 12, 2021, as extended and amended by this development order. During the effective period of this DO, the County agrees that the approved DRI shall not be subject to downzoning, unit density reduction or intensity reduction, unless the County can demonstrate substantial changes in the conditions underlying the approval of the development order have occurred, or that the development order was based on substantially inaccurate information provided the developer, or that the changes clearly established by the local government to be essential to the public health, safety or welfare. The development order shall terminate as of such completion of development. The commencement and completion dates shall be tolled during any period that the Applicant is prevented from commencing or performing physical development due to state or federal license requirements, moratoria, or judicial or administrative delays beyond the control of

the Applicant. Any such tolling shall be subject to Section 380.06(19)(c), Florida Statutes. "Development" as used in this Development Order is defined by Section 380.04, Florida Statutes.

Unless otherwise stated, the Applicant is responsible for the ongoing maintenance of capital facilities or systems described in the special conditions of this development order, and will remain so after the order terminates. However, the Applicant may transfer such responsibilities to County-approved private or governmental entities which assume such responsibilities and are approved by the Flagler County Board of County Commissioners.

9.

The NOPC, the Bulow Plantation sufficiency response and the additional information submitted in writing to the NEFRC and the County by the Applicant during the review period between _____ and _____, are hereby also made part of this development order.

10. Copies of all permit applications associated with the Bulow Plantation DRI shall be submitted to the NEFRC and Flagler County, for informational purposes, simultaneously with submittal to the appropriate agencies.

11. In the event that any portion or section of this Development Order is determined to be invalid by a court of competent jurisdiction, the remaining portions or sections of this Development Order shall remain in full force and effect. The applicant and County further agree that if any portion or section of this Development Order is determined to be invalid by a court of competent jurisdiction, the applicant and County shall amend the Development Order pursuant to Chapter 380, Florida Statutes, to solely address the portion or section of this Development Order determined to be invalid. During its term, this development order constitutes a land development regulation applicable to the property described in Exhibit A. The term "Applicant" shall include MHC Bulow Plantation, LLC, MHC Bulow Plantation Two, LLC, and any successors-in-interest who perform development activity on the property. Any successor or assignee of MHC Bulow Plantation, LLC or MHC Bulow Plantation Two, LLC, shall be subject to the provisions contained

in the Bulow Plantation Development Order issued by Flagler County. Any lease contract or agreement for sale in accordance with this Development Order of those interests by MHC Bulow Plantation, LLC or MHC Bulow Plantation Two, LLC for all or any part of the property subject to this Development Order shall contain a legend substantially in the following form clearly printed or stamped thereon:

THE PROPERTY DESCRIBED HEREIN IS PART OF THE BULOW PLANTATION DEVELOPMENT OF REGIONAL IMPACT AND IS SUBJECT TO A DEVELOPMENT ORDER, NOTICE OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, WHICH IMPOSES CONDITIONS, RESTRICTIONS AND LIMITATIONS UPON THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY WHICH ARE BINDING UPON EACH SUCCESSOR AND ASSIGN OF MHC BULOW PLANTATION, LLC AND MHC BULOW PLANTATION TWO, LLC. THE DEVELOPMENT ORDER DOES NOT CONSTITUTE A LIEN, CLOUD, OR ENCUMBRANCE OF REAL PROPERTY OR CONSTITUTE ACTUAL OR CONSTRUCTIVE NOTICE OF SAME. A COPY OF THE DEVELOPMENT ORDER MAY BE REVIEWED AT THE OFFICE OF THE PLANNING AND ZONING DEPARTMENT, FLAGLER COUNTY, OR AT THE OFFICES OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY, STATE OF FLORIDA, TALLAHASSEE, FLORIDA.

12. Any proposed change to the development approved by this development order which creates a reasonable likelihood of additional regional impact shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review pursuant to Chapter 380, Florida Statutes.

13. Notice of the adoption of this development order resolution, together with a certified copy of this resolution, shall be recorded by the Applicant in accordance with Section 380.06(15)(f), Florida Statutes. The notice of adoption of this development order, shall state the

unit of local government which adopted the development order, the date of adoption, the date of adoption of any amendments to the development order, the location where the adopted order with any modifications may be examined, and that the development order constitutes a land development regulation applicable to the property. The recording of this notice shall not constitute a lien, cloud, encumbrance on real property, or actual or constructive notice of any such lien, cloud or encumbrance.

14. Local ordinances cited in this development order are incorporated herein by reference.

15. The codes, ordinances, statutes and rules cited in and relied upon in this development order shall be those in effect on _____. Applicant has elected to be bound by the rules adopted pursuant to Chapters 403 and 373, Florida Statutes, in effect at the date of the Development Order, in accordance with Section 380.06(5)(c), Florida Statutes.

16. Notices required by this development order between the Applicant and the County shall be by certified mail, return receipt requested, and shall be effective upon receipt.

17. The County shall transmit a certified copy of this development order by certified mail to the DEO, the NEFRC, and the Applicant.

PASSED AND ADOPTED THIS _____.

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA

Exhibit A

LEGAL DESCRIPTION

LOT 4, BULOW GRANT, SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, AND
SECTION 37, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER COUNTY, FLORIDA.

CONTAINING 323.44 ACRES, MORE OR LESS.

EXHIBIT B

SPECIFIC CONDITIONS

A. Vegetation and Wildlife:

1. Within six months from the date of approval of this amended development order, the developer shall at its option, do one of the following:

i) Contribute \$43,330.00 to the Florida Fish and Wildlife Conservation Commission Land Acquisition Trust Fund, Northeast Florida account, to purchase 10 acres of habitat to compensate for the loss of habitat supporting the gopher tortoise and its associated wildlife community, and obtain the necessary gopher tortoise permit(s) from the FFWCC, or

ii) Purchase an outparcel of gopher tortoise habitat contiguous with existing state owned conservation land and transfer unencumbered title to the lead land management agency and obtain the necessary gopher tortoise permit(s) from the FFWCC, or

iii) Some combination of options i and ii above approved by the FFWCC.

(NEFRPC SRPP Policy 4.4.1, Policy 4.4.2, Policy 4.4.6)

2. A Manatee Protection Plan shall be developed for the project. This plan shall include strategies to prevent manatee impacts during and after construction. A manatee education program shall also be developed and incorporated into the Manatee Protection Plan that includes the distribution of manatee educational materials and the posting of educational signs, with special emphasis given to information describing what boaters can do to minimize adversely impacting manatees in Bulow Creek. The applicant will submit the Manatee Protection Plan to FDEP, FFWCC, and Flagler County for review and approval.

(NEFRPC SRPP Policy 4.5.11)

3. Currently, there are 26 existing docks out of the potential 167 canal front lots with access to Bulow Creek. To minimize the increase in boat traffic, the number of new home sites

allowed to apply for dock permits shall be limited to a maximum of 20 new sites selected for potential dock construction. Dock size shall be limited to no more than 150 square feet over water and shall not extend more than 5' over the water to assure safe navigability of the canal. No other boat docking structures shall be constructed, unless the applicant conducts a study to be approved by FDEP, FFWCC, and Flagler County, which indicates that additional docks will not result in additional regional impacts to water quality and endangered species. This limitation shall be enforced by requiring the developer to record a perpetual conservation easement(s) within the permanent Flagler County public records, and enact appropriate lot deed restrictions and/or covenants that run with the land. The dock limitations shall further be depicted on all approved development plans, and clearly publicized to all existing and future lot owners.

4. Limit the development to one boat ramp for the property.

(NEFRPC SRPP Policy 4.5.11, Policy 4.5.8, Policy 4.3.8)

5. Osprey nests will be protected by appropriate methodologies during construction and preserved as part of the finished development. If it is determined necessary to move or take down the Osprey nests, the applicant must apply for a permit(s) from the FFWCC. The Osprey nest site replacement plan shall provide for the installation of at least one Osprey nesting platform within suitable undisturbed Bulow Plantation areas for each existing Osprey nest proposed for removal. All construction activities occurring within 500 feet of an Osprey nest shall take place during the non-nesting season of September through February.

(NEFRPC SRPP Policy 4.4.1)

B. **Wetlands:**

6. To provide maximum protection to Bulow Creek as well as protect the salt marsh system, a minimum buffer of 50-feet with an average of 75-feet will be provided. This buffer shall begin at the jurisdictional wetland line and proceed landward. The wetlands preserved within this buffer will be preserved through a conservation easement. Any isolated wetlands onsite shall be provided a 25 foot buffer. All buffer areas should be maintained in a natural vegetation state,

including under and over story, with the exception of one boardwalk. The applicant has agreed that the boardwalk will be constructed per FDEP guidelines that allow for construction with only temporary impacts. Due to the size of the shoreline associated with the project, in order to minimize impacts in the wetland area, the number of boardwalks will be limited to one (1) boardwalk for this project. This boardwalk can be used as a canoe launch and/or for non-motorized boat launching and must be equipped with handrails to prevent the docking of motorized boats.

(NEFRPC SRPP Policy 4.5.8, Policy 4.3.1, Policy 4.3.2)

C. **Water:**

7. The applicant has stated that the five (5) on-site canals do not offer adequate vegetative cover or habitat for wetland dependent species, but do provide a direct connection to the Outstanding Florida Waters of Bulow Creek. To protect the water quality of Bulow Creek, a Natural Resource of Regional Significance, a minimum 25-foot upland buffer shall be established for lands adjacent to the canals. The minimum upland buffer shall be 25-feet landward of the top of bank. The applicant will post signs to educate residents that shall include language identifying this buffer. The developer and/or property management shall be responsible for maintaining this 25-foot buffer to insure buffer preservation and to limit impacts.

(NEFRPC SRPP Policy 4.3.1, Policy 4.3.2)

8. The lots adjacent to canals shall be graded to prevent untreated stormwater from entering the canal system and eventually Bulow Creek. The use of on-site stormwater ponds will be designed as to direct stormwater runoff to prevent water quality degradation and shall meet all local, state, and federal requirements for stormwater treatment and water quality standards.

(NEFRPC SRPP Policy 4.1.3, Policy 4.3.8)

D. **Floodplains:**

10. The applicant shall not develop manufactured home sites, but may develop recreation and open space amenities, within the floodway. Any development within the 100-year

floodplain shall have the first finished floor elevated to a minimum height of 8 feet NGVD Datum. The developer should elevate roadways and provide compensatory storage as in accordance with appropriate permitting agency.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.7.3)

E. **Water Supply:**

11. The necessary permit(s) to construct the water mains and distribution system for this project and to expand the plant capacity shall be obtained from the FDEP prior to occupancy of Phase II. Phase II Development shall occur concurrent with the provision of adequate central potable water service meeting the adopted level of service in the Flagler County Comprehensive Plan or alternatively may connect to County Water Service. (NEFRPC SRPP Policy 4.2.5, Policy 4.2.6)

12. Water conservation strategies, including xeriscape landscape techniques and low flow plumbing fixtures, shall be incorporated into the construction, operation, and maintenance phases of the development, and shall be included into the covenants and deed restrictions. The conservation strategies must include, but are not limited to, the following conditions:

1. The applicant shall commit to utilizing 50% native/drought-tolerant/Xeriscape vegetation in all common landscaped areas.

2. As the applicant has previously committed, the development will provide Xeriscape/drought-tolerant literature to all residents.

3. The applicant will utilize only slow-release/organic fertilizers within developer-maintained areas.

4. Surface water from on-site stormwater ponds shall be used as the primary source for irrigation and the shallow wells will be used only as emergency back-ups.

(NEFRPC SRPP Policy 4.2.1, Policy 4.2.11)

F. **Wastewater Management:**

13. The necessary wastewater treatment permit(s) needed to expand the plant to handle the additional wastewater treatment needs of this project shall be obtained from the FDEP prior to occupancy of Phase II. Phase II Development shall occur concurrent with the provision of adequate central sewer service meeting the adopted level of service in the Flagler County Comprehensive Plan. Expansion of wastewater treatment plant shall be limited to the existing geographic location. No movement of percolation ponds or spray irrigation may occur any further eastward toward Bulow Creek than as they existed on March 6, 2000. Or, as an alternative, connection to Flagler County's Utility System will be allowed to meet the project's Phase II wastewater treatment demands. (NEFRPC SRPP Policy 4.2.5)

G. **Stormwater Management:**

14. The applicant must prepare a pre-development monitoring report for the canals, Bulow Creek and stormwater ponds (after completion). The water quality monitoring report shall be included with the submittal of the Biennial Report. These reports should include the recorded levels of total nitrogen, total phosphorus, and BOD. If these reports indicate a decline in water quality below the Florida Water Quality standards in the related water bodies, the developer must identify likely sources and provide beneficial remedies (such as decreasing fertilizer use, improved stormwater treatment, improved wastewater treatment). (NEFRPC SRPP Policy 4.1.1, Policy 4.1.2, Policy 4.3.5)

H. **Transportation:**

15. Prior to the occupancy of greater than 375 manufactured home (MH) dwelling units or RV sites, or combination thereof in Phase II of the development, the applicant shall provide the NEFRPC, DEO, and Flagler County with a trip generation analysis of the existing occupied development to confirm the trip generation rates used in the analysis, and an analysis of the operating conditions of Old Kings Road. If the transportation reviewing agencies determine that the trip generation rate used in this analysis should be modified to better represent project traffic

impacts, the applicant shall prepare a traffic study, to be reviewed and approved by the reviewing agencies, which indicates whether there are substantial impacts from the project. If necessary, the DO will be amended to include transportation conditions to address any substantial impacts to regionally significant facilities.

a. Applicant shall dedicate an additional ten (10) feet of right of way for possible future widening of Old Kings Road or construction of a county bicycle path system.

b. Prior to any development within Phase II, a traffic impact analysis of the existing development plus projected Phase II traffic and associated impacts should be conducted.

The traffic impact analysis should identify the following.

1.) Additional or modified turn lane requirements at Old Kings Road entrance;

2.) Need for intersection traffic signalization at the project entrance on Old Kings Road;

3.) Total traffic impacts on the capacity of Old Kings Road. If Old Kings requires additional traffic lanes and/or signal improvements the developer shall contribute their proportionate share toward the total cost. The proportionate share will be determined as a percentage of the Phase II traffic volume generated from Bulow Plantation.

c. Developer shall provide additional means of ingress and egress for emergency access. The emergency access depicted on the proposed Master plan (Map H) is acceptable provided the roadways are stabilized and can accommodate a structural use fire apparatus. (NEFRPC SRPP Policy 5.2.1)

I. **Air Quality:**

16. The following fugitive dust control measures shall be undertaken during all construction activities throughout buildout of the project:

- a. Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;
- b. Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;
- c. Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion;
- d. Contractors will utilize the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.

J. **Hurricane Preparedness:**

17. To mitigate impacts within Category 1 or 2 storm surge zones, development of all structures within Category 1 or 2 storm surge zones as shown in the Northeast Florida Hurricane Storm Surge Atlas Volume 4 shall have the first finished floor elevated to a minimum height of 8 feet NGVD 1929 Datum.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6)

18. The County shall designate the entire development as a portion of the Category 1 evacuation zone.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6)

19. A payment of _____ will be made to Flagler County for expansion of the County's area hurricane shelter(s) to accommodate residents from Bulow Plantation. The developer will pay this amount prior to occupancy of greater than 350 MH dwelling units or RV sites, or combination thereof in Phase II of the development.

20. All residents of this development shall be provided with information regarding the vulnerability of the development to the impacts of hurricanes. The Flagler County Emergency Management Office must approve these materials prior to distribution. This information shall take the form of educational materials designed to increase evacuation participation.

(NEFRPC SRPP Goal 3.2, Policy 3.2.2, Policy 3.6.4, Policy 3.6.5, Policy 3.7.3, Policy 3.7.6, Policy 3.8.3)

K. **Applicant Commitments:**

The applicant has committed within the ADA, NOPC, and sufficiency responses to the following conditions to mitigate the adverse impacts associated with the Bulow Plantation Development of Regional Impact.

1. The developer has agreed to limit the type of outboard engine to be used in the waterways, to reduce leakage.

2. The applicant has committed to using the on-site stormwater lakes as the primary source of non-potable water supplies (irrigation and fire demand) with the shallow wells used as a secondary source.

3. Building structures will be placed a minimum of one foot above the 100-Year flood elevation or one foot above the highest adjacent road elevation, whichever is highest. The slope of this area will be approximately 1%.

4. The applicant has agreed to implement residential water saving fixtures such as low flow showers and toilets as part of the conservation measures, and to distribute water conservation literature to existing and future residents.

5. Relocation efforts for relocating gopher tortoises will follow the guidelines established by the Florida Fish and Wildlife Conservation Commission.

6. The wetlands along Bulow Creek will be placed in conservation by recording a conservation easement with the County and in the PUD agreement.

7. Any boardwalk will be located within existing cuts already within the wetlands, and will meet all FDEP standards allowing for construction with only temporary impacts, (including

boardwalks at least five feet above mean high water with hand rails) such that shading will not occur, and access will be limited.

8. Best management practices for the protection of wetlands will be utilized, with the use of silt fences and turbidity barriers where necessary.

9. Best management practices will be utilized to develop a plan to prevent adverse impacts to Bulow Creek. This plan may include, but is not limited to, the following measures:

a. Installation of silt screens along the canals and Bulow Creek during construction.

b. Floating turbidity barriers in the canal during construction.

c. Grading and construction of stormwater ponds at the initial stage of construction.

d. Disturbed areas near the canals and Bulow Creek will be sodded and stabilized upon completion of grading.

10. The developer will pay \$300,000 (\$200,000 has already been paid by the developer, thereby resulting in an unpaid balance of \$100,000) to be applied toward the purchase of a fire pumper and an Advanced Life Support ambulance. The developer will pay the final installment of \$100,000 prior to occupancy of the 351st unit in Phase II. For purposes of the commitment, a unit shall be defined as either a MH or RV space.

12. No lot may be sold or conveyed directly or indirectly by the Applicant. The entire parcel as described in Exhibit A must be sold or conveyed in its entirety. Use of corporate structures or stock transfers to lot renters as a form of transfer or sale of singular lots is also prohibited. Finally, the land described in Exhibit A shall not constitute common condominium property.

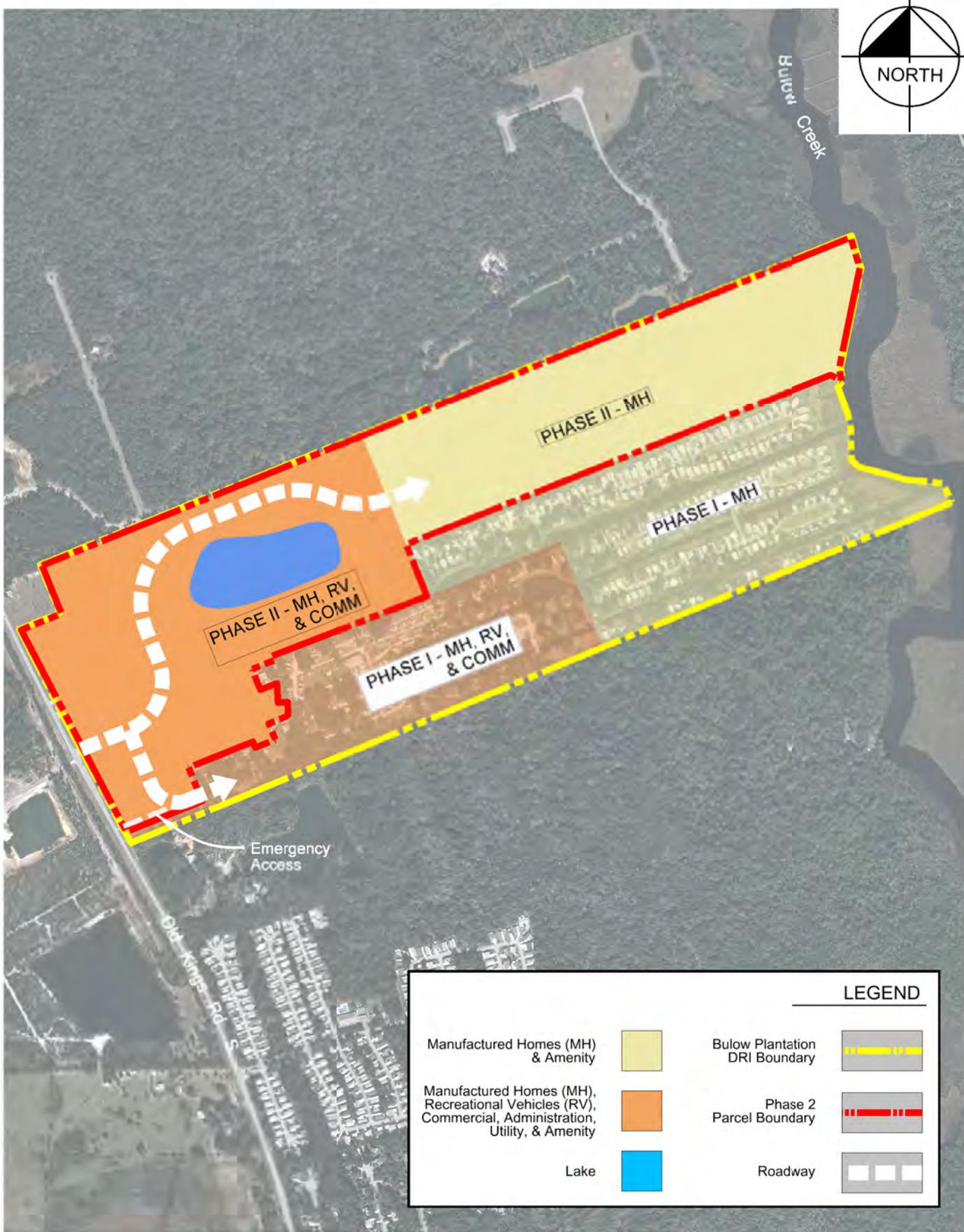
13. A scaled, fully dimensioned map of the street and lot layout for Bulow Plantation, along with all required buffers, conservation easements, recreation areas, bodies of water, commercial or activity center sites, stormwater management areas, lift stations, sewer treatment

plants, water treatment or pumping facilities, boat launches and project entrance signs, flood zone and floodway limits, and vacant land remaining to be developed shall be provided to Flagler County prior to beginning development of Phase II. A revised updated map will be provided to Flagler County with each biennial monitoring report.

14. Substantial deviation review would be conducted if the development is no longer a 55 year older community as represented by the applicant in the ADA.

Exhibit C
Map H/PUD Map

This document, together with the concepts and design presented herein, is an anticipated service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
Manufactured Homes (MH) & Amenity	
Manufactured Homes (MH), Recreational Vehicles (RV), Commercial, Administration, Utility, & Amenity	
Lake	
Bulow Plantation DRI Boundary	
Phase 2 Parcel Boundary	
Roadway	

Kimley >>> Horn

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 PHONE: 904 828 3900 | WWW.KIMLEY-HORN.COM
 CA 00000696

PROJECT #	045443001
DATE	JUNE 2016
SCALE	N.T.S.
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

BULOW PLANTATION

DRI / PUD

FLAGLER COUNTY FLORIDA

PROPOSED MAP H / PLANNED UNIT DEVELOPMENT MAP

FIGURE NUMBER
A5

Land Use Table Exhibit D

Bulow Plantation Permitted Principle Uses and Buildings

	Phase I	Phase II	Cumulative Total
Manufactured Housing (MH)	276	324	600
Recreational Vehicles (RV)	352	398	750
Commercial	11,300	12,000	23,300

I. **Manufactured Housing (MH)**

1. A total of 600 leased and Improved Manufactured Housing sites for placement of Manufactured Homes & Appurtenances shall be allowed within the areas depicted on Map H.

2. Accessory Buildings and structures including but not limited to the Activity Center, Laundry, Swimming Pool, Pool House, Hot Tub or Spa, Tennis Courts, ShuffleBoard and Bocci Courts and other Recreational Facilities and Buildings shall be allowed within the MH areas depicted on Map H.

3. Manufactured Housing Sales Center.

II. **Recreational Vehicles (RV)**

1. A total of 750 improved recreational vehicles (RV) spaces shall be allowed within the areas depicted on Map H.

2. Leasing of campground spaces.

3. Commercial storage of recreational vehicles, boats, motor vehicles, trailers, etc.

4. Vending upon receiving county occupational license.

5. Recreational vehicle sales.

6. Accessory Buildings and structures including But not limited to Clubhouse Meeting Hall, Shower and Bathroom Facilities, Laundry, Swimming Pool, pool house, Tennis Courts,

Shuffleboard Courts, Picnic Pavilions & other Recreational Facilities shall be allowed within the RV areas depicted on Map H.

III. **Commercial Area**

As depicted on Map H, the following commercial uses are allowed in the Commercial areas:

23,000 ± square feet of commercial space, including but not limited to Convenience Store, Laundry, Recreational Vehicles Sales, Restaurant, Bar, Professional office, Storage, Automobile Service Station & Activity Center and Associated parking per use (11,300 SF existing commercial, 12,000 ± SF proposed).

ATTACHMENT 5:
Owner's Authorization



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 # _____

Kimley-Horn and Associates, Inc., is hereby authorized TO ACT ON BEHALF OF MHC Bulow Plantation, LLC. & MHC Bulow Plantation Two, 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 Notice of Proposed Change (NOPC), Planned Unit Development (PUD) and Site Development Plan Review

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

By:

[Signature]
Signature of Owner

Dale Almond, Senior Vice President

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

Signature of Owner

Printed Name of Owner

Address of Owner:

Telephone Number (incl. area code)

5100 West Lemon St. Suite 109

813-282-5951

Mailing Address

Tampa FL 33609

City State Zip

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing was acknowledged before me this 24 day of JUNE, 2016 by DALE ALMOND and _____ who is/are personally known to me or who has produced _____ as identification, and who (did) / (did not) take an oath.

[Signature]
Signature of Notary Public



<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>

Revised 5/08

ATTACHMENT 6:
Ownership Affidavit

Property Ownership Affidavit

Date: 6/24/16

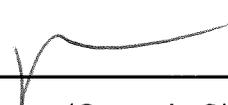
Flagler County

Growth Management Department
1769 E. Moody Blvd., Building 2, Suite 105
Bunnell, Florida 32110

Re: Ownership Certification

Gentleman:

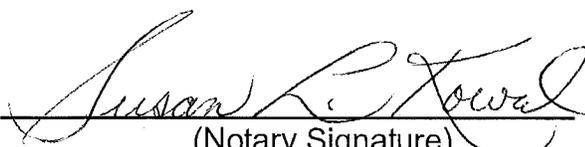
I, MHC Bulow Plantation, LLC & MHC Bulow Plantation Two, LLC hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for Notice of Proposed Change (NOPC), Planned Unit Development (PUD) and Site Development Plan Review, submitted to the Flagler County Growth Management Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing affidavit was sworn and subscribed before me this 24 day of JUNE (month), 2016 (year) by DACE ALMOND who is personally known to me or has produced _____ as identification.


(Notary Signature)



ATTACHMENT 7:
Binding Agreement

Binding Agreement

Date: 6/29/16

Flagler County
Growth Management Department
1769 E. Moody Blvd., Building 2, Suite 105
Bunnell, Florida 32110

Re: Bulow Plantation PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) Proceed with the proposed development in accordance with the adopted PUD ordinance as advertised and approved by the Flagler County Commission; and (b) Provide a written statement of a proposal for completion of such development according to plans approved by such ordinance, and for continuing operating and maintenance of such areas, functions, and facilities as are not to be provided, operated, or maintained by Flagler County pursuant to written agreement; and (c) Bind their successors to title to any commitments made in their application.

Sincerely,

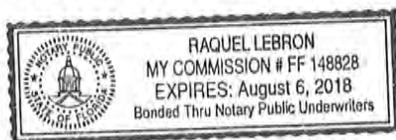
By: [Signature]
(Owner's Signature)

Its: SVP

STATE OF Florida
COUNTY OF Hillsborough

The foregoing was acknowledged before me this 29th day of June,
2016 by [Signature] and [Signature]
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 (Notary Stamp)



ATTACHMENT 8:

Vicinity Map



**PROJECT
LOCATION**

This document, together with the designs and digital presentation herein, is an instrument of service, is intended only for the specific project and client to which it was prepared. Revise of and prepare references on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. K:\JWA_Civil\2000000000 Marketing\Equity Lifestyle Properties\CA00\IP\TOP\A1-Vicinity Map.dgn 6/7/2016 ryon.bush

Kimley»Horn

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 JACKSONVILLE, FL 32258
 PHONE: 904 828 3900 | WWW.KIMLEY-HORN.COM
 CA 00000696

PROJECT #	045443001
DATE	JUNE 2016
SCALE	N.T.S.
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

**BULOW
PLANTATION**
DRI / PUD

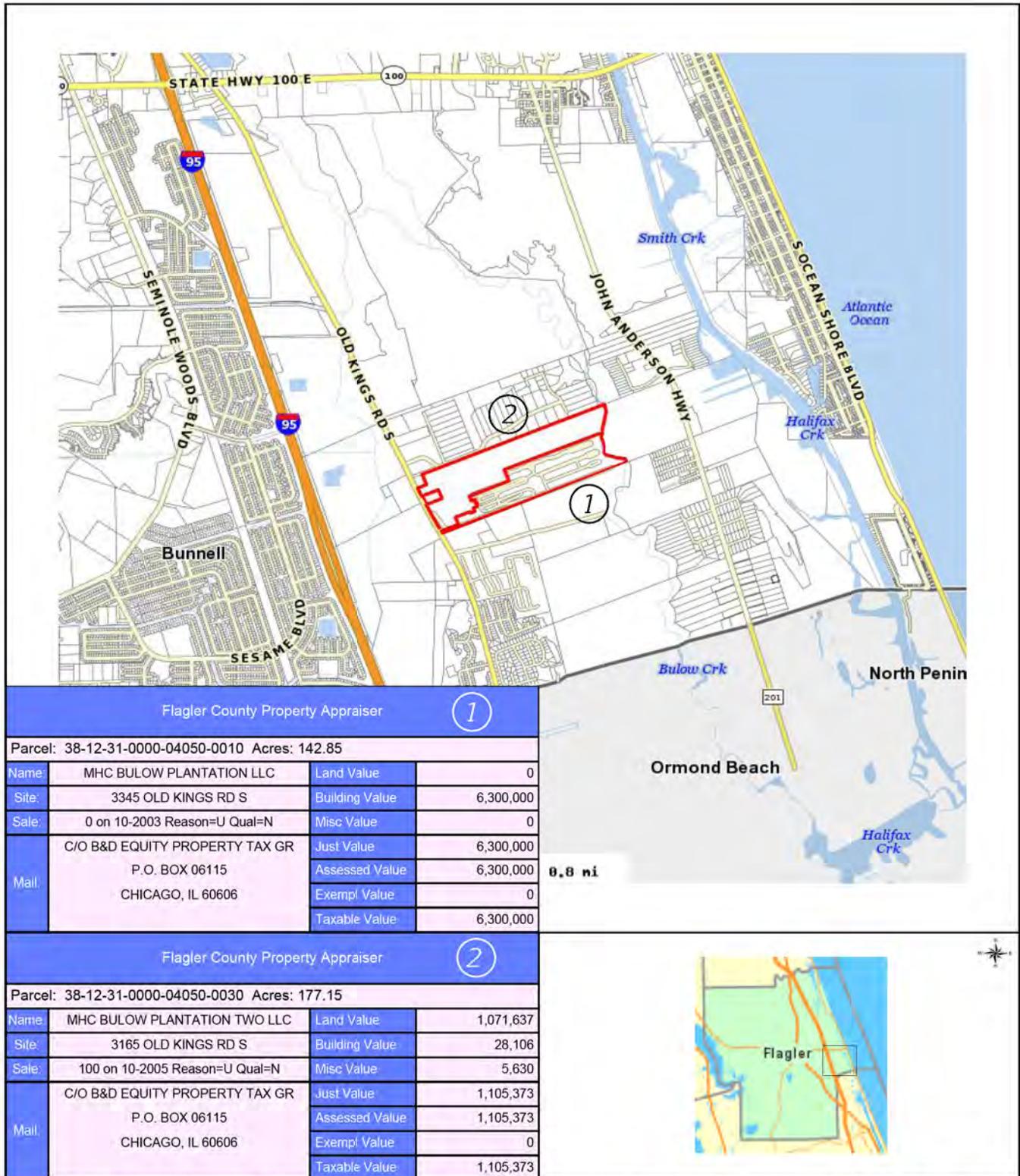
FLAGLER COUNTY FLORIDA

VICINITY MAP

FIGURE
NUMBER
A1

ATTACHMENT 9:
Property Appraiser Map

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Flagler County Property Appraiser ①			
Parcel: 38-12-31-0000-04050-0010 Acres: 142.85			
Name:	MHC BULOW PLANTATION LLC	Land Value	0
Site:	3345 OLD KINGS RD S	Building Value	6,300,000
Sale:	0 on 10-2003 Reason=U Qual=N	Misc Value	0
Mail:	C/O B&D EQUITY PROPERTY TAX GR P.O. BOX 06115 CHICAGO, IL 60606	Just Value	6,300,000
		Assessed Value	6,300,000
		Exempl Value	0
		Taxable Value	6,300,000

Flagler County Property Appraiser ②			
Parcel: 38-12-31-0000-04050-0030 Acres: 177.15			
Name:	MHC BULOW PLANTATION TWO LLC	Land Value	1,071,637
Site:	3165 OLD KINGS RD S	Building Value	28,106
Sale:	100 on 10-2005 Reason=U Qual=N	Misc Value	5,630
Mail:	C/O B&D EQUITY PROPERTY TAX GR P.O. BOX 06115 CHICAGO, IL 60606	Just Value	1,105,373
		Assessed Value	1,105,373
		Exempl Value	0
		Taxable Value	1,105,373

The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---
 Date printed: 03/15/16 : 10:07:32

Kimley >> Horn

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PROJECT #
 045443001
 DATE
 JUNE 2016
 SCALE N.T.S.
 DESIGNED BY KHA
 DRAWN BY KHA
 CHECKED BY KHA

**BULOW
 PLANTATION**
 DRI / PUD

FLAGLER COUNTY FLORIDA

**PROPERTY
 APPRAISER
 MAP**

FIGURE
 NUMBER
A2

ATTACHMENT 10:
Approved PUD Plan Map (Map H)

ATTACHMENT 11:

Aerial Map

This document, together with the concepts and design presented herein, is an anticipated design presented for the specific purpose and cost for which it was prepared. Results of and expenses incurred on this document without written authorization and adjustment by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PHASE II

PHASE I

LEGEND

Bulow Plantation DRI Boundary	
Phase 2 Parcel Boundary	

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DRAWN BY	KHA
CHECKED BY	KHA

**BULOW
 PLANTATION**
 DRI / PUD

FLAGLER COUNTY FLORIDA

**AERIAL WITH
 PARCEL
 DELINEATION**

FIGURE
 NUMBER
A4

FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 9/21/2016

APP #3043 - BULOW PLANTATION NOPC / PUD MODIFICATION

APPLICANT: MARK SHELTON, AICP
OWNER: MHC BULOW PLANTATION TWO, LLC

Distribution date: Tuesday, September 20, 2016

Project #: 2016080015

Application #: 3043

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

DESCRIPTION OF NOPC

MHC Bulow Plantation, LLC & MHC Bulow Plantation Two, LLC NOPC
Non-Substantial Deviation and Amendment
TRC Comments 9/21/16

1. The updated biennial report should be filed now as part of the NOPC request. At a minimum, the biennial report should also include a review of DRI obligations that have been satisfied and outstanding obligations.
2. Any conflicts between the NOPC and the recorded Memorandum of Agreement between the developer and the County recorded at Official Records Book 728, Page 1980, Public Records of Flagler County, Florida, should be addressed as part of the NOPC process. If needed, the Memorandum of Agreement should also be amended. County staff's preference is that the bulk of the Memorandum of Agreement be adopted by Ordinance as a PUD Development Agreement as part of the NOPC process.
3. Exhibit B, Specific Conditions, includes references to the Regional Council's Strategic Regional Policy Plan (SRPP); these Policy references need to be updated to match the current SRPP.
4. Exhibit B, Specific Conditions, A. Vegetation and Wildlife, Section 3, discusses docks. The County adopted Ordinance No. 03-04 on May 19, 2003 which prohibits new docks within or adjacent to Bulow Creek and its tributaries. These provisions have been codified as Section 3.06.10 of the Land Development Code (LDC). If the intent is for Bulow Plantation to have additional docks, the language from LDC Section 3.06.10 needs to be incorporated into Exhibit B. If possible, the new dock sites should be identified unless the owner's intent is that these be permitted on a first come, first served basis. Note also the upland buffer language at C. Water, Section 7, and its apparent inconsistency with permitting individual docks within buffers adjacent to the canals.
5. New FEMA Flood Insurance Rate Maps (FIRMs) adopting the North American Vertical Datum (NAVD) will be adopted by the end of 2017; please change the reference at Exhibit B, Specific Conditions, D. Floodplains, Section 10, to refer to the NAVD 88 datum in addition to the NGVD datum. The same language should be added to J. Hurricane Preparedness, Section 17.
6. Exhibit B, Specific Conditions, H. Transportation, Section 15 as written will conflict with the timing of subsection 15.b's traffic impact analysis; 15 states development in Phase II can proceed up to 375 mobile home or RV units or combination thereof before providing a trip generation analysis, while 15.b requires the traffic impact analysis before any development in Phase II occurs. Please verify that this is what is intended to occur.
7. Update references within Exhibit B, Specific Conditions, J. Hurricane Preparedness, Sections 17 and 18, regarding hurricane zones.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

1- Persons who plan modification of a park or camp shall submit an application and set of plans drawn to scale and include the area and dimensions of the tract of land; the space number or other designation of the space; the location and size of all proposed mobile home, recreational vehicle, or tent spaces; the location of roadways; and the location of any added service buildings.

2- A sanitary dump station for each 100 spaces, or fraction thereof, or for each 250 spaces, or fraction thereof, when more than fifty percent of the spaces have sewage disposal hookups is required.

3- Recreational Vehicle Parks shall provide a potable water supply station for each 250 spaces, or fraction thereof, when more than 50 percent of the spaces have water and sewer hookups.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

No comments at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time.

REVIEWING DEPARTMENT: ENVIRONMENTAL PLANNER

Exhibit B Section A.1.: Please provide additional detail regarding the \$43,300 contribution to FWC. The section states the funds are to compensate for the loss of gopher tortoise habitat and that the application will obtain the necessary gopher tortoise permits from the FWC, it is unclear what this contribution is intended to accomplish. Please provide a statement identifying whether this payment is or is not associated with an incidental take permit.

Exhibit B Section A.2.: Flagler County has an approved Manatee Protection Plan. It is not necessary for the applicant to draft their own plan.

Exhibit B Section A.3. and 4.: Flagler County Land Development Code 3.06.10 prohibits docks and boat ramps along Bulow Creek and its tributaries.

Exhibit B Section E.11. and 12.: Please note Flagler County has a Water Conservation for Landscape Irrigation article found in the Land Development Code Article IV. Section 20 which identifies irrigation schedules. Please identify whether lots will be sold individually or ownership will be retained by the developer and parcels rented to tenants. Please identify how the irrigation well backup identified in 12.4. will utilized while ensuring compliance with the Flagler

County Land Development Code.



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 DRI 2016 Biennial Report

Dear Adam,

Pursuant to Section III of the Bulow Plantation DRI Development Order (Resolution No. 2000-15) and in compliance with Section 380.06(18), *Florida Statutes*, I am pleased to submit this Biennial Report on behalf of MHC Bulow Plantation LLC and MHC Bulow Plantation Two, LLC.

The Development of Regional Impact ("DRI") Report Form RPM-BSP-Biennial Report-1 ("Form RPM-BSP") issued by the Department of Economic Opportunity (formerly Department of Community Affairs) has been completed and is enclosed, together with all required exhibits.

If you have any questions or comments concerning the enclosed materials, please feel free to contact me.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Mark W. Shelton".

Mark W. Shelton, AICP
Senior Planner

Enclosures

cc: Ryan Shoup, Equity Lifestyle Properties, Inc.
Joseph P. Mecca, P.E., Kimley-Horn and Associates
William J. Schilling Jr., P.E., Kimley-Horn and Associates
Florida Department of Economic Opportunity
Northeast Florida Regional Council
Florida Department of Transportation
St. Johns River Water Management District
Florida Department of Environmental Protection
Flagler County - County Administrator

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

**DEVELOPMENT OF REGIONAL IMPACT
BIENNIAL REPORT**

Subsection 380.06(18), Florida Statutes, (F.S.) places the responsibility on the developer of an approved development of regional impact (DRI) for submitting a biennial report to the local government, the regional planning agency, the Department of Economic Opportunity, and to all affected permit agencies, on the date specified in the development order. The failure of a developer to submit the report on the date specified in the development order may result in the temporary suspension of the development order by the local government until the biennial report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Planner at (850) 717-8475.

Send the original completed annual report to the designated local government official stated in the development order with one copy to each of the following:

- a) The regional planning agency of jurisdiction;
- b) All affected permitting agencies;
- c) Division of Community Development
Bureau of Comprehensive Planning
107 East Madison
Caldwell Building, MSC 160
Tallahassee, Florida 32399

BIENNIAL STATUS REPORT

Reporting Period: April 6, 2010 to December 31, 2016
Month/Day/Year Month/Day/Year

Development: Bulow Plantation Development of Regional Impact
Name of DRI

Location: Flagler County
County

Developer Name: MHC Bulow Plantation, LLC & MHC Bulow Plantation Two, LLC.
Company Name

Address: 3165 Old Kings Road South
Street Location
Flagler Beach, Florida 32136
City, State, Zip

1. Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

Note: If a response is to be more than one sentence, attach as Exhibit A. A detailed description of each change and copies of the modified site plan drawings. Exhibit A should also address the following additional items if applicable:

- a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;

The legislative extensions provided under Senate Bill 2156 and Executive Orders 16-136 (TS Colin), 16-205 (TS Hermine), 16-230 and 16-274 (Hurricane Matthew) and 16-149, 16-193, 16-233, and 16-288 (Zika Virus) have extended the DRI termination, buildout, downzoning protection and phase expiration dates and associated mitigation dates to January 14, 2023.

- b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

An NOPC application for a non-substantial deviation to modify the allowed residential units and recreational vehicle spaces by simultaneously decreasing the approved residential units from 1,020 to 600 and increasing the recreational vehicle spaces from 350 to 750 was submitted on August 9, 2016. The DRI Map H will be modified accordingly to reflect these proposed changes to the DRI's allowed uses.

The application seeks also to modify the Development Order as follows:

- **Modify the annual reporting requirements to be on a biennial basis with the first biennial monitoring report being due on December 31, 2016.**
- **Modify the DRI termination, build-out, and downzoning protection date to March 4, 2022 (This date incorporates the legislative extensions that have been granted to the DRI).**
- **Modify Specific Condition J.19 to eliminate the requirement to construct the project's clubhouse to shelter standards. In lieu of this requirement, the Applicant proposes a monetary contribution to be paid to Flagler County for expansion of the County's area hurricane shelter(s).**
- **Modify Specific Condition K.10 to recognize the monetary contributions that have already been paid by the Developer and the timing of payment for the final installment.**
- **Clarify several areas to recognize that Phase 1 of the DRI has been constructed and that DRI Phase 2 remains to be constructed in the future.**

This NOPC application is scheduled to be heard before the Flagler County Commission in 2017.

- c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.

No notices of Development Order modifications were recorded during the reporting period.

2. Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? Provide a copy of the

order adopted by the annexing local government.

There has been no change in local government jurisdiction.

3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Note: If a response is to be more than one or two sentences, attach as Exhibit B.

No revised Map H master plans or incremental site plans have been approved during the reporting period. The proposed DRI Map H revised master plan associated with the pending NOPC application has been included as Exhibit B to the report.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

Note: If a response is to be more than one sentence, attach as Exhibit C.

Phase one of the DRI was completed prior to the reporting period. As such, no development activity has been proposed or conducted within the DRI boundaries other than typical minor home improvements within the reporting period.

5. Have any undeveloped tracts of land in the development (other than individual single family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

Note: If a response is to be more than one sentence, attach as Exhibit D.

No undeveloped tracts of land in the development have been sold to a separate entity or developer.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

Note: If a response is to be more than one sentence, attach as Exhibit E.

No land has been purchased or optioned adjacent to the DRI site subsequent to issuance of the development order.

7. List any substantial local, state and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Note: If a response is to be more than one sentence, attach as Exhibit F.

No substantial local, state or federal permits have been obtained, applied for, or denied during this reporting period.

8. Provide a list specifying each development order conditions and each developer commitment as contained in the ADA. State how and when each condition or commitment has been complied with during the annual report reporting period.

Note: Attach as Exhibit G.

See Exhibit G.

9. Provide any information that is specifically required by the development order to be included in the annual report.

The required traffic report has been included in Exhibit H of this report.

10. Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.06(15) and (18), F.S.

In conformance with Subsections 380.06(15) and (18), F.S., the following Agencies have been sent copies of this report:

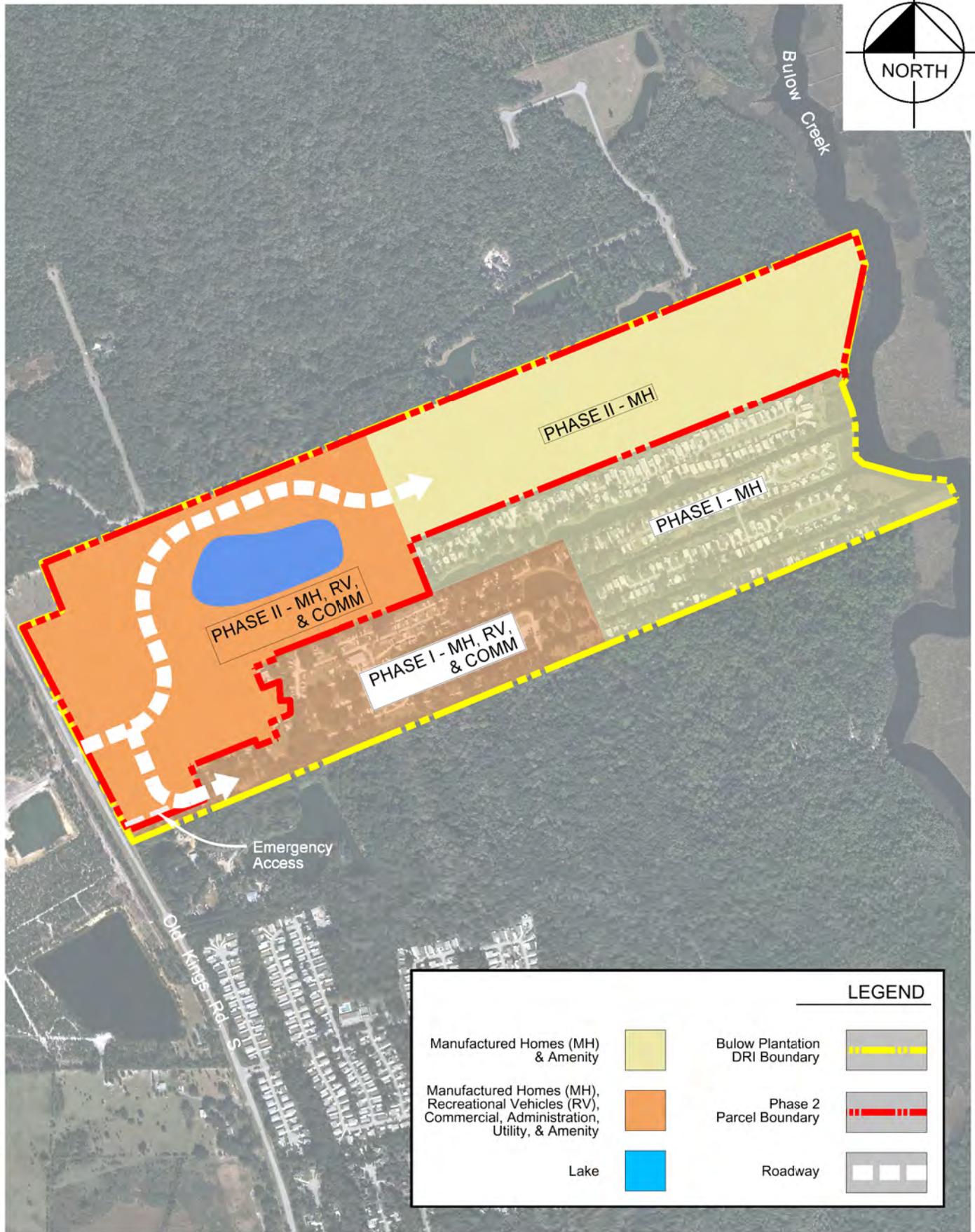
**Department of Economic Opportunity
Northeast Florida Regional Council
Florida Department of Transportation
St. Johns River Water Management District
Florida Department of Environmental Protection
Flagler County - County Administrator
Flagler County – Planning Department**

Person completing the questionnaire: Mark W. Shelton, AICP
Title: Senior Planner
Representing: Kimley-Horn and Associates, Inc.

Exhibit B

Proposed DRI Map H

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. K:\JAX_Civil\0000000000 Marketing\Equity Lifestyle Properties\CADD\PTO\PU045-Master Development Plan.dgn 8/9/2016 ryan.bush



LEGEND	
Manufactured Homes (MH) & Amenity	
Manufactured Homes (MH), Recreational Vehicles (RV), Commercial, Administration, Utility, & Amenity	
Lake	
Bulow Plantation DRI Boundary	
Phase 2 Parcel Boundary	
Roadway	

Kimley >> Horn

©2016 KIMLEY-HORN AND ASSOCIATES, INC
 12740 GRAN BAY PARKWAY WEST SUITE 2350,
 JACKSONVILLE, FL 32258
 PHONE: 904 828 3900 | WWW.KIMLEY-HORN.COM
 CA 00000696

PROJECT #	045443001
DATE	JUNE 2016
SCALE	N.T.S.
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

BULOW PLANTATION

DRI / PUD

FLAGLER COUNTY FLORIDA

PROPOSED MAP H / PLANNED UNIT DEVELOPMENT MAP

FIGURE NUMBER
A5

Exhibit G

Compliance with Development Order Conditions and Developer Commitments

EXHIBIT G
FORM RPM-BSP-BIENNIAL REPORT-1
(December 31, 2016)

Compliance with Development Order Conditions and Developer Commitments

Development Order Conditions

I. General Conditions.

The Development Order Conditions for the Bulow Plantation DRI are set forth in Section III of the Bulow Plantation DRI/DO approved as Resolution No. 2000-15. The Development Order Conditions consist of General Conditions 1 through 17 as set forth in Section III of the DRI/DO and Specific Conditions A through K as set forth in Exhibit C to the DRI/DO. The general conditions will be referred to herein as “**GC-**” while the specific conditions will be referred to as “**SC-**”.

1. **GC-1** requires no action by the developer at this time
2. **GC-2** requires no action by the developer at this time
3. **GC-3** requires no action by the developer at this time
4. **GC-4** requires no action by the developer at this time
5. **GC-5** requires no action by the developer at this time
6. **GC-6** requires the developer to submit an annual monitoring report relating to its activities to the County Planning and Zoning Director, the RPC, and the DCA on July 31 of each year during the term of this development order, commencing on July 31, 2001. A NOPC was submitted on August 9, 2016 to revise this condition as follows:
 - a. *“Applicant shall provide a biennial monitoring report relating to its activities to the County Planning and Zoning Director, the NEFRC, and the DEO on December*

31st of every other year during the term of this development order, commencing on December 31, 2016.”

7. **GC-7** requires no action by the developer
8. **GC-8** requires no action by the developer as physical development occurred within one year of the recordation date of the original development order.
9. **GC-9** requires no action by the developer
10. **GC-10** requires no action by the developer
11. **GC-11** requires no action by the developer
12. **GC-12** requires no action by the developer
13. **GC-13** requires no action by the developer
14. **GC-14** requires no action by the developer
15. **GC-15** requires no action by the developer
16. **GC-16** requires no action by the developer
17. **GC-17** requires no action by the developer

II. Specific Conditions

1. **SC-A** requires the developer to meet certain Vegetation and Wildlife obligations. These obligations have been met except for the requirement of a Manatee Protection Plan. An NOPC was submitted on August 9, 2016 to revise this condition as follows:

“A Manatee Protection Plan shall not be required as Flagler County adopted a Manatee Protection Plan in 2015.”

2. **SC-B** requires no further action by the developer as the condition has been met.
3. **SC-C** requires no further action by the developer as the condition has been met.
4. **SC-D** requires no further action by the developer as the condition has been met.
5. **SC-E** requires no further action by the developer as the condition has been met.

6. **SC-F** requires no further action by the developer as the condition has been met.
7. **SC-G** requires no further action by the developer as the condition has been met.
8. **SC-H** The required trip generation analysis and analyses of operating conditions of Old Kings Road are included in the Biennial Monitoring Report, Exhibit H.
9. **SC-I** requires no action by the developer at this time.
10. **SC-J** requires the developer to meet certain Hurricane Preparedness obligations. These obligations have or will be met except for the requirement to build a clubhouse to American Red Cross Guidelines for Shelter Selection standards (ARC 4496). An NOPC was submitted on August 9, 2016 to require the developer to pay a monetary contribution to Flagler County in lieu of the requirement to construct the project's clubhouse to the shelter standards.
11. **SC-K** required no action by the developer during the reporting period as the Applicant commitments contained within the condition will be or have been met.

Exhibit H

Biennial Monitoring Traffic Report

Biannual Monitoring Traffic Report

**Bulow Plantation
Flagler County, Florida**

Prepared for:

Flagler County Planning and Zoning Department

Prepared by:

Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258
FBPE No. CA 00000696

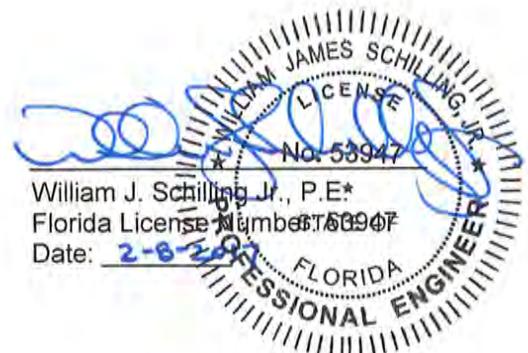


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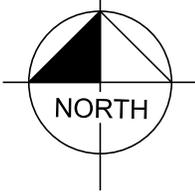
Introduction

Bulow Plantation is an approved Development of Regional Impact (DRI) located in Flagler County, Florida. The DRI currently consists of both developed and undeveloped land, and is approximately 323 acres in size. Phase I is fully developed and consists of an age-restricted (55 and over) retirement community consisting of manufactured home (MH) lots, recreational vehicle (RV) lots, commercial space, and ancillary uses. Phase II is currently undeveloped and proposes a continuation of similar land uses as contained in Phase I.

As part of the DRI Development Order (DO), a Biennial Monitoring Report (BMR) is required to assess existing and anticipated transportation impacts to the external roadway network. This Biennial Monitoring Traffic Report summarizes the traffic data collection, existing and future intersection and roadway analyses, site-specific trip generation analyses, and recommendations of improvements needed, if any, to accommodate the Bulow Plantation DRI traffic.

Project Location

Bulow Plantation is located at 3165 Old Kings Road South, Flagler Beach, Florida. The 323-acre site is located on the east side of Old Kings Road South, approximately 3.25 miles south of SR 100 and 2.20 miles north of Old Dixie Highway. The eastern boundary of the property is Bulow Creek. **Figure 1** provides a vicinity map of the DRI. **Figure 2** illustrates aerial imagery of the property with delineation between Phases I and II.



PROJECT
LOCATION

FIGURE 1: VICINITY MAP

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jack.nuisberg
2/8/2017

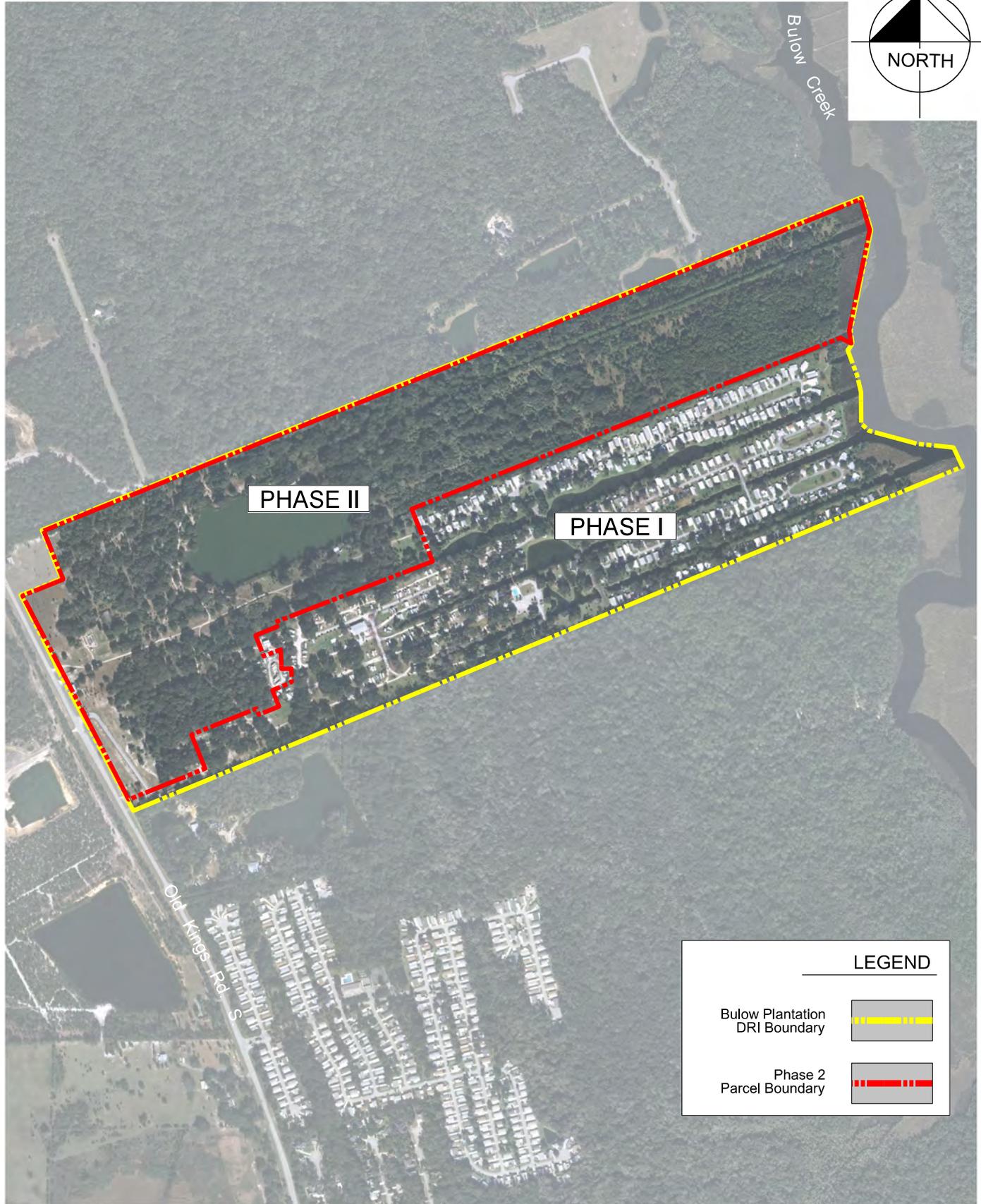


FIGURE 2: AERIAL MAP WITH PHASE DELINEATION

Existing and Proposed Development

Existing and proposed development contained within the Bulow Plantation DRI is comprised of three (3) land uses: manufactured homes (MH), recreational vehicle lots (RV), and commercial uses. The quantity and phasing of the development land uses are summarized in **Table 1** below.

Table 1: Bulow Plantation Land Uses

Land Use	PHASE I (Existing)	PHASE II (Proposed)	Cumulative Total
Manufactured Housing (MH)	276 Dwelling Units	324 Dwelling Units	600 Dwelling Units
Recreational Vehicle Spaces (RV)	352 Spaces	398 Spaces	750 Spaces
Commercial	11,300 Sq. Ft.	12,000 Sq. Ft.	23,300 Sq. Ft.

Traffic Data Collection

To determine the levels of service (LOS) of the surrounding roadways and intersections, 24-Hour directional traffic count data was collected on November 9, 2016 for the following roadway links:

- o SR 100 West of Old Kings Road (East of I-95)
- o SR 100 East of Old Kings Road
- o Old Kings Road North of Bulow Boulevard
- o Old Kings Road South of Bulow Boulevard
- o Old Dixie Highway West of Old Kings Road (East of I-95)
- o Old Dixie Highway East of Old Kings Road

Two-hour AM peak period (7:00 AM – 9:00 AM) and PM peak period (4:00 PM – 6:00 PM) turning movement count data was also collected on November 9, 2016 at the following intersections:

- o SR 100 & Old Kings Rd
- o Old Kings Rd & Bulow Blvd
- o Old Dixie Hwy & Old Kings Rd

Additionally, Kimley-Horn staff conducted a site visit on November 9, 2016 to count the number of occupied RV Spaces and MH Lots. **Appendix A** contains the raw traffic count data and site visit summary sheet.

Existing Traffic Conditions Analysis

Roadway Links

The LOS for each roadway link was determined by using FDOT's Generalized Service Volume Tables from the most recent Quality/Level of Service Handbook. For SR 100, adopted LOS standards were taken directly from the FDOT Level of Service Report for Flagler County. For Old Kings Road, the adopted LOS standard was determined by consulting the Transportation Element of the Flagler County Comprehensive Plan. For Old Dixie Highway, the adopted LOS standard was determined by consulting the Transportation Element of the Volusia County Comprehensive Plan. Raw counts were adjusted by factoring the existing volumes with FDOT's seasonal factor. **Table 2** below summarizes the LOS for each roadway link within the study area. As shown in **Table 2**, all of the roadway links within the study area currently operate at acceptable levels of service. The FDOT peak season factors are included in **Appendix B**.

Table 2: Existing Roadway Levels of Service

Roadway	Location	Area Type	Adopted LOS Standard	Scenario	Base Volume Standard	Adjusted Volume Standard*	Observed 2016 Volume	Seasonal Factor	2016 Seasonally Adjusted Volumes	2016 LOS
SR 100	West of Old Kings Road	Urbanized	D	Daily Traffic	39,800	41,790	25,197	1.03	25,953	C
				AM Peak Hour Two-Way	3,580	3,759	2,002		2,062	C
				PM Peak Hour Two-Way	3,580	3,759	2,137		2,201	C
	East of Old Kings Road	Transitioning	C	Daily Traffic	34,000	35,700	22,396		23,068	C
				AM Peak Hour Two-Way	3,060	3,213	1,576		1,623	C
				PM Peak Hour Two-Way	3,060	3,213	1,900		1,957	C
Old Kings Road	North of Bulow Parkway	Transitioning	D	Daily Traffic	24,400	24,400	4,180		4,305	B
				AM Peak Hour Two-Way	2,190	2,190	286		295	B
				PM Peak Hour Two-Way	2,190	2,190	328		338	B
	South of Bulow Parkway	Transitioning	D	Daily Traffic	24,400	24,400	3,823		3,938	B
				AM Peak Hour Two-Way	2,190	2,190	265		273	B
				PM Peak Hour Two-Way	2,190	2,190	328		338	B
Old Dixie Highway	West of Old Kings Road	Transitioning	D	Daily Traffic	24,400	24,400	6,100	6,283	B	
				AM Peak Hour Two-Way	2,190	2,190	441	454	B	
				PM Peak Hour Two-Way	2,190	2,190	510	525	B	
	East of Old Kings Road	Transitioning	D	Daily Traffic	24,400	24,400	8,721	8,983	B	
				AM Peak Hour Two-Way	2,190	2,190	679	699	B	
				PM Peak Hour Two-Way	2,190	2,190	731	753	B	

*SR 100 volume standards increased by 5% for multi-lane, divided arterial with exclusive right turn lanes

Intersections

Each study intersection was analyzed using *Synchro 9*, which is based on the methodologies contained in the *Highway Capacity Manual, 2010 Edition*. Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. Existing signal timings for the SR 100 and Old Kings Road intersection were obtained from Flagler County staff and were utilized in the intersection analysis. The intersection operates free throughout the day, with no fixed cycle length. **Table 3** below summarizes the LOS for each study area intersection. As shown in **Table 3**, the signalized intersection of SR 100 & Old Kings Road operates at an overall LOS D during the AM peak hour and an overall LOS C during the PM peak hour, and all of the stop controlled movements at the other study intersections operate at LOS C or better. Existing signal timing data can be found in **Appendix C**, and intersection analysis worksheets for existing conditions can be found in **Appendix D**.

Table 3: Existing Intersection Levels of Service

Intersection	Peak Hour	Level of Service				
		EB	WB	NB	SB	Overall
SR 100 & Old Kings Rd	AM	D	D	E	C	D
	PM	C	C	D	C	C
Old Kings Rd & Bulow Pkwy	AM	-	A	-	A*	-
	PM	-	B	-	A*	-
Old Dixie Hwy & Old Kings Rd	AM	A*	-	-	B	-
	PM	A*	-	-	C	-

*LOS shown for left-turn movement

Bulow Plantation Trip Generation

Due to the age-restricted nature of the DRI, a site-specific trip generation rate was calculated for Bulow Plantation. Bulow Plantation has one existing access point to the external roadway network at the intersection of Old Kings Road & Bulow Parkway. The commercial land use contained in the DRI is centrally located within the property, and is intended to provide convenience items to residents only. As such, it is assumed there is no external trip generation for the commercial land use on the property.

The trip generation was determined by dividing the total number of trips in and out of Bulow Parkway at its intersection with Old Kings Road by the number of occupied lots (RV and MH) at the time of data collection. The calculation is shown in **Table 4**.

Table 4: Site Specific Trip Generation Summary

Number of Occupied Lots/Spaces	Peak Hour	Entering Volume	Exiting Volume	Trip Generation Rate (trips per occupied Lot/Space)	% Entering	% Exiting
443	AM	22	45	0.15	33%	67%
	PM	75	52	0.29	59%	41%

The trip generation rate was applied to the proposed lots/spaces planned for Phase II. The future trip generation potential was calculated for the expected number of lots and spaces anticipated to be occupied by the end of 2018 (end of reporting period) as well as by buildout planned for 2022. It is expected that 40 percent of the proposed number of lots/spaces in Phase II will be constructed and occupied by the end of 2018. The trip generation calculations are shown in **Table 5**. As shown in **Table 5**, the proposed expansion is anticipated to generate 71 new external AM peak hour trips (24 inbound trips, 47 outbound trips) and 139 new external PM peak hour trips (82 inbound trips, 57 outbound trips) by the end of 2018. At buildout, the proposed expansion is anticipated to generate 136 new external AM peak hour trips (45 inbound trips, 91 outbound trips) and 265 new external PM peak hour trips (156 inbound trips, 109 outbound trips).

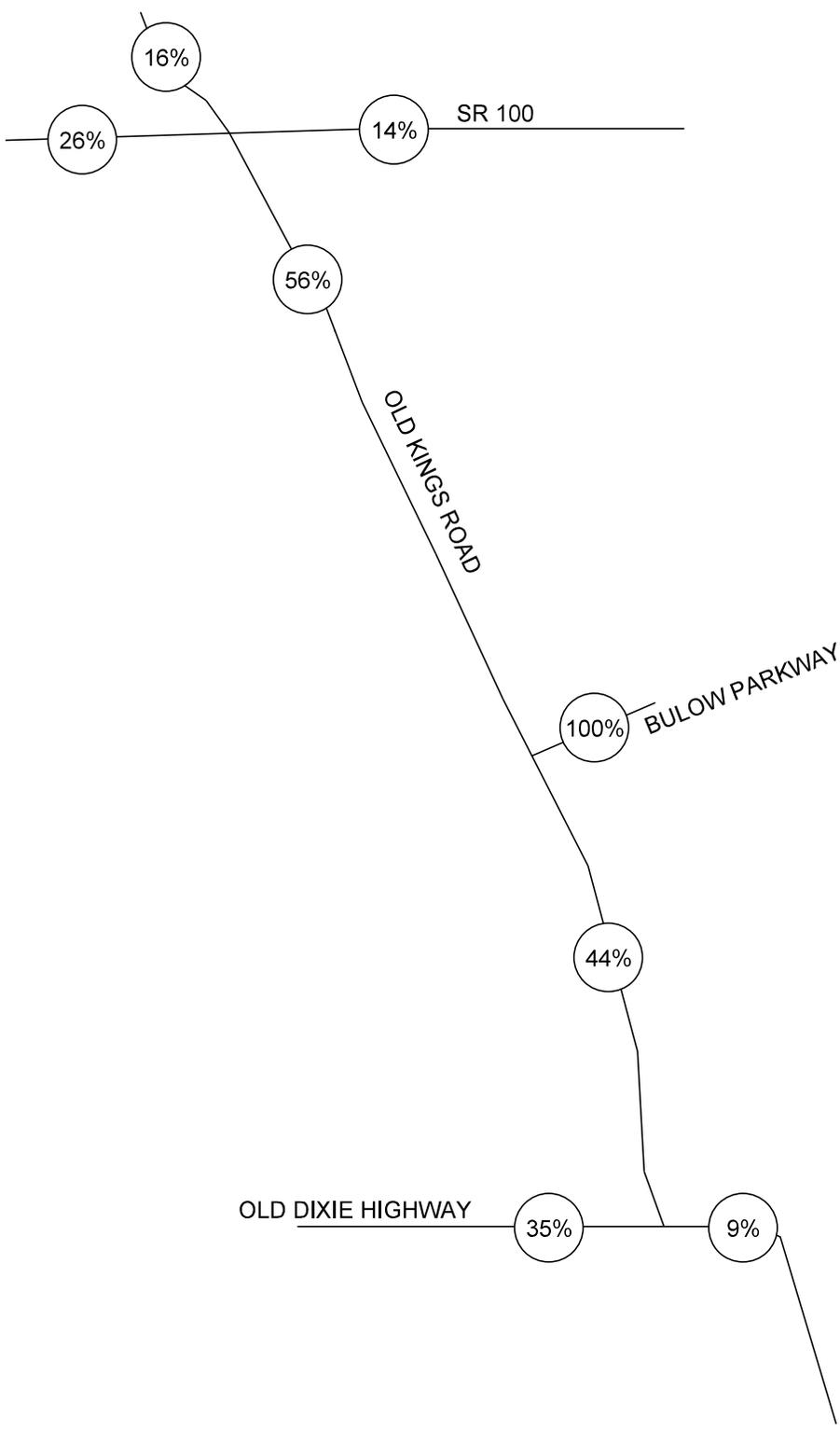
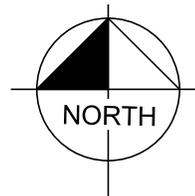
Table 5: Future Trip Generation

LAND USE	INTENSITY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
Existing Occupied Lots/Spaces RV and MH	443 Lots/Spaces	67	22	45	127	75	52
Proposed Development by the end of 2018 RV and MH	917 Lots/Spaces	138	46	92	266	157	109
Increase in Traffic (2018 - Existing)		71	24	47	139	82	57
Proposed Development by Full Buildout RV and MH	1,350 Lots/Spaces	203	67	136	392	231	161
Increase in Traffic (Buildout - Existing)		136	45	91	265	156	109

The increase in project traffic for 2018 and buildout (2022) summarized in **Table 5** provides a worst-case scenario in that it assumes 100 percent occupancy for the two future scenarios, which is not typical for the Bulow Plantation community. For example, at the time of the traffic data collection, the community was approximately 71 percent occupied (443 occupied Lots/spaces versus 628 available Lots/spaces).

Trip Distribution

The trip distribution of Bulow Plantation was derived using the existing turning movement counts at the project study intersections. The trip distribution used is illustrated in **Figure 3**.



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jack.nuisberg
2/8/2017

FIGURE 3: PROJECT TRAFFIC DISTRIBUTION

Future Traffic Conditions Analysis

Historic trend growth rates for each study area roadway link were derived from FDOT count station historic annual average daily traffic (AADT) data. Future background traffic conditions were projected to years 2018 and 2022 using the historic growth rates. A minimum background growth rate of 1.0 percent was applied to the links in which the actual historic growth rate was less than 1.0 percent. Anticipated project traffic associated with Phase II of the DRI was added to the study area roadway links and intersections using the trip distribution. Count station data, trend growth rate worksheets, and volume development worksheets are provided in **Appendix E**.

Study Area Roadway Links

Table 6 summarizes the LOS for each roadway link within the study area for projected 2018 volumes. **Table 7** summarizes the LOS for each roadway link within the study area for projected buildout (2022) volumes. As shown in **Tables 6** and **7**, all of the roadway links within the study area are projected to operate at acceptable levels of service.

Table 6: Projected 2018 Roadway Levels of Service

Roadway	Location	Area Type	Adopted LOS Standard	Scenario	Base Volume Standard	Adjusted Volume Standard*	Calculated 2018 Volume (Sum of Both Directions)	2018 LOS
SR 100	West of Old Kings Road	Urbanized	D	AM Peak Hour Two-Way	3,580	3,759	2,156	C
				PM Peak Hour Two-Way	3,580	3,759	2,319	C
	East of Old Kings Road	Transitioning	C	AM Peak Hour Two-Way	3,060	3,213	1,694	C
				PM Peak Hour Two-Way	3,060	3,213	2,048	C
Old Kings Road	North of Bulow Parkway	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	339	B
				PM Peak Hour Two-Way	2,190	2,190	422	B
	South of Bulow Parkway	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	310	B
				PM Peak Hour Two-Way	2,190	2,190	406	B
Old Dixie Highway	West of Old Kings Road	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	499	B
				PM Peak Hour Two-Way	2,190	2,190	598	B
	East of Old Kings Road	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	737	B
				PM Peak Hour Two-Way	2,190	2,190	799	B

*SR 100 volume standards increased by 5% for multi-lane, divided arterial with exclusive right turn lanes

Table 7: Projected 2022 Roadway Levels of Service

Roadway	Location	Area Type	Adopted LOS Standard	Scenario	Base Volume Standard*	Adjusted Volume Standard	Calculated 2022 Volume (Sum of Both Directions)	2022 LOS
SR 100	West of Old Kings Road	Urbanized	D	AM Peak Hour Two-Way	3,580	3,759	2,334	C
				PM Peak Hour Two-Way	3,580	3,759	2,523	C
	East of Old Kings Road	Transitioning	C	AM Peak Hour Two-Way	3,060	3,213	1,829	C
				PM Peak Hour Two-Way	3,060	3,213	2,217	C
Old Kings Road	North of Bulow Parkway	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	388	B
				PM Peak Hour Two-Way	2,190	2,190	506	B
	South of Bulow Parkway	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	349	B
				PM Peak Hour Two-Way	2,190	2,190	476	B
Old Dixie Highway	West of Old Kings Road	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	567	B
				PM Peak Hour Two-Way	2,190	2,190	694	B
	East of Old Kings Road	Transitioning	D	AM Peak Hour Two-Way	2,190	2,190	811	B
				PM Peak Hour Two-Way	2,190	2,190	885	C

*SR 100 volume standards increased by 5% for multi-lane, divided arterial with exclusive right turn lanes

Study Area Intersections

Each study intersection was then analyzed using *Synchro 9* for future 2018 and buildout (2022) conditions. **Table 8** below summarizes the LOS for each study area intersection for projected 2018 conditions. **Table 9** below summarizes the LOS for each study area intersection for projected buildout (2022) conditions. As shown in **Tables 8** and **9**, the signalized intersection of SR 100 & Old Kings Road is projected to operate at overall LOS D during both peak hours, and all of the stop controlled movements at the other study intersections are projected to operate at LOS C or better. Intersection analysis worksheets for future conditions can be found in **Appendix F**.

Table 8: Projected 2018 Intersection Levels of Service

Intersection	Peak Hour	Level of Service				
		EB	WB	NB	SB	Overall
SR 100 & Old Kings Rd	AM	D	C	E	C	D
	PM	D	D	C	C	D
Old Kings Rd & Bulow Pkwy	AM	-	B	-	A*	-
	PM	-	B	-	A*	-
Old Dixie Hwy & Old Kings Rd	AM	A*	-	-	B	-
	PM	A*	-	-	C	-

*LOS shown for left turn movement

Table 9: Projected 2022 Intersection Levels of Service

Intersection	Peak Hour	Level of Service				
		EB	WB	NB	SB	Overall
SR 100 & Old Kings Rd	AM	D	D	E	C	D
	PM	D	E	D	C	D
Old Kings Rd & Bulow Pkwy	AM	-	B	-	A*	-
	PM	-	B	-	A*	-
Old Dixie Hwy & Old Kings Rd	AM	A*	-	-	B	-
	PM	A*	-	-	C	-

*LOS shown for left turn movement

Conclusion

The roadways and intersections within the Bulow Plantation DRI study area have been evaluated for existing and future traffic conditions. Based on the analyses undertaken, all study area roadway links currently operate at acceptable levels of service when compared to their adopted LOS standards. The roadway links are expected to continue to operate at acceptable levels of service for future years 2018 and 2022. The signalized intersection of SR 100 and Old Kings Road currently operates at overall LOS D during the AM peak hour and LOS C during the PM peak hour, with all approaches operating at LOS E or better. During future 2018 and 2022 conditions, the intersection is expected to operate at overall LOS D during both peak hours, with all approaches operating at LOS E or better. Additionally, the Applicant performed the trip generation and build-out transportation analyses stipulated in the DO Specific Condition H.15. This analysis demonstrates the following trip generation characteristics for the DRI:

Table 10: Trip Generation Summary

Peak Hour	Trip Generation Rate (trips per occupied Lot/Space)	% Entering	% Exiting
AM	0.15	33%	67%
PM	0.29	59%	41%

Appendix A:

Data Collection and Site Visit Summary Sheet

All Traffic Data Services, Inc.
WWW.ALLTRAFFICDATA.NET

Site Code: 4
Station ID: 4
SR 100 WEST OF
OLD KINGS ROAD

Start Time	09-Nov-16 Wed	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		11	184			13	231				
12:15		12	172			4	245				
12:30		10	140			10	235				
12:45		6	196	39	692	6	246	33	957	72	1649
01:00		10	228			8	232				
01:15		8	162			5	255				
01:30		6	208			14	232				
01:45		3	186	27	784	4	262	31	981	58	1765
02:00		4	228			9	246				
02:15		4	254			4	252				
02:30		10	215			6	230				
02:45		3	216	21	913	2	258	21	986	42	1899
03:00		1	218			8	231				
03:15		5	268			10	232				
03:30		6	306			8	310				
03:45		5	294	17	1086	8	276	34	1049	51	2135
04:00		17	257			14	246				
04:15		50	269			13	252				
04:30		82	289			16	277				
04:45		46	269	195	1084	22	278	65	1053	260	2137
05:00		31	280			33	252				
05:15		45	310			32	239				
05:30		108	281			38	214				
05:45		72	262	256	1133	46	236	149	941	405	2074
06:00		59	219			68	208				
06:15		76	206			102	146				
06:30		104	162			134	185				
06:45		113	142	352	729	178	147	482	686	834	1415
07:00		120	130			202	120				
07:15		107	132			192	134				
07:30		183	134			238	109				
07:45		194	104	604	500	255	94	887	457	1491	957
08:00		244	112			236	106				
08:15		268	94			246	74				
08:30		264	84			252	74				
08:45		244	81	1020	371	248	75	982	329	2002	700
09:00		184	66			228	45				
09:15		188	64			188	51				
09:30		144	49			209	42				
09:45		160	60	676	239	211	35	836	173	1512	412
10:00		130	40			226	38				
10:15		134	50			201	52				
10:30		148	27			184	22				
10:45		148	19	560	136	205	12	816	124	1376	260
11:00		165	22			234	24				
11:15		140	22			183	24				
11:30		176	24			246	10				
11:45		178	18	659	86	210	15	873	73	1532	159
Total		4426	7753			5209	7809			9635	15562
Percent		36.3%	63.7%			40.0%	60.0%			38.2%	61.8%
Grand Total		4426	7753			5209	7809			9635	15562
Percent		36.3%	63.7%			40.0%	60.0%			38.2%	61.8%

ADT ADT 11,431 AADT 11,431

All Traffic Data Services, Inc.
WWW.ALLTRAFFICDATA.NET

Site Code: 5
Station ID: 5
SR 100 EAST OF
OLD KINGS ROAD

Start Time	09-Nov-16 Wed	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		9	176			9	194				
12:15		8	185			4	186				
12:30		8	179			8	182				
12:45		4	222	29	762	8	212	29	774	58	1536
01:00		5	200			6	186				
01:15		8	182			8	192				
01:30		3	196			14	212				
01:45		1	202	17	780	5	216	33	806	50	1586
02:00		4	200			10	202				
02:15		3	212			4	220				
02:30		4	193			4	199				
02:45		3	208	14	813	4	230	22	851	36	1664
03:00		0	198			7	237				
03:15		1	240			7	211				
03:30		6	253			10	259				
03:45		4	254	11	945	7	202	31	909	42	1854
04:00		18	234			15	210				
04:15		55	246			10	226				
04:30		94	244			13	262				
04:45		51	222	218	946	14	256	52	954	270	1900
05:00		20	237			20	239				
05:15		39	238			20	200				
05:30		110	246			32	232				
05:45		84	238	253	959	37	184	109	855	362	1814
06:00		42	210			49	176				
06:15		64	198			74	135				
06:30		72	166			85	151				
06:45		98	134	276	708	116	148	324	610	600	1318
07:00		88	112			130	121				
07:15		104	126			142	118				
07:30		168	114			169	112				
07:45		152	80	512	432	204	98	645	449	1157	881
08:00		189	94			177	110				
08:15		177	79			192	79				
08:30		216	65			223	74				
08:45		238	54	820	292	164	73	756	336	1576	628
09:00		177	45			166	36				
09:15		203	46			158	48				
09:30		177	47			185	39				
09:45		214	48	771	186	168	30	677	153	1448	339
10:00		150	32			199	48				
10:15		176	44			158	54				
10:30		175	23			174	21				
10:45		188	18	689	117	190	11	721	134	1410	251
11:00		183	19			176	24				
11:15		194	14			168	24				
11:30		198	23			204	13				
11:45		190	8	765	64	162	16	710	77	1475	141
Total		4375	7004			4109	6908			8484	13912
Percent		38.4%	61.6%			37.3%	62.7%			37.9%	62.1%
Grand Total		4375	7004			4109	6908			8484	13912
Percent		38.4%	61.6%			37.3%	62.7%			37.9%	62.1%
ADT	ADT 20,063			AADT 20,063							

All Traffic Data Services, Inc.
WWW.ALLTRAFFICDATA.NET

Site Code: 6
Station ID: 6
OLD KINGS ROAD NORTH OF
BULOW BLVD

Start Time	09-Nov-16 Wed	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		2	49			2	44				
12:15		1	41			0	40				
12:30		2	42			0	29				
12:45		0	50	5	182	2	35	4	148	9	330
01:00		2	50			2	52				
01:15		1	46			1	32				
01:30		2	40			1	36				
01:45		0	48	5	184	0	40	4	160	9	344
02:00		1	38			0	46				
02:15		0	34			0	40				
02:30		0	37			0	33				
02:45		0	56	1	165	0	48	0	167	1	332
03:00		1	43			0	43				
03:15		0	38			0	46				
03:30		1	40			0	46				
03:45		0	44	2	165	0	52	0	187	2	352
04:00		2	40			0	47				
04:15		0	36			0	41				
04:30		1	40			0	46				
04:45		2	30	5	146	0	48	0	182	5	328
05:00		3	34			0	50				
05:15		4	32			0	38				
05:30		13	42			2	48				
05:45		8	39	28	147	2	34	4	170	32	317
06:00		12	24			0	34				
06:15		20	26			5	20				
06:30		32	21			8	31				
06:45		20	9	84	80	22	28	35	113	119	193
07:00		24	8			20	18				
07:15		33	13			12	22				
07:30		45	13			12	16				
07:45		50	18	152	52	22	24	66	80	218	132
08:00		37	8			27	17				
08:15		40	16			22	20				
08:30		55	13			23	8				
08:45		46	4	178	41	36	8	108	53	286	94
09:00		48	8			26	7				
09:15		43	8			40	8				
09:30		42	2			32	4				
09:45		44	4	177	22	35	5	133	24	310	46
10:00		38	4			32	5				
10:15		60	2			38	5				
10:30		37	2			34	3				
10:45		52	2	187	10	43	2	147	15	334	25
11:00		46	2			37	2				
11:15		42	0			34	1				
11:30		46	1			55	2				
11:45		47	2	181	5	42	3	168	8	349	13
Total		1005	1199			669	1307			1674	2506
Percent		45.6%	54.4%			33.9%	66.1%			40.0%	60.0%
Grand Total		1005	1199			669	1307			1674	2506
Percent		45.6%	54.4%			33.9%	66.1%			40.0%	60.0%
ADT		ADT 3,772									
				AADT 3,772							

All Traffic Data Services, Inc.
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Site Code: 7
Station ID: 7
OLD KINGS ROAD SOUTH OF
BULOW BLVD

Start Time	09-Nov-16 Wed	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		1	39			1	48				
12:15		1	45			0	44				
12:30		2	29			1	32				
12:45		0	44	4	157	1	30	3	154	7	311
01:00		2	34			1	40				
01:15		1	40			1	38				
01:30		0	32			2	39				
01:45		1	40	4	146	0	35	4	152	8	298
02:00		0	30			1	36				
02:15		0	28			0	33				
02:30		2	38			0	35				
02:45		0	47	2	143	0	32	1	136	3	279
03:00		0	36			0	33				
03:15		0	30			0	36				
03:30		2	38			0	52				
03:45		0	41	2	145	1	48	1	169	3	314
04:00		1	41			0	41				
04:15		0	34			0	40				
04:30		3	42			0	48				
04:45		1	36	5	153	2	46	2	175	7	328
05:00		2	31			4	42				
05:15		6	36			3	37				
05:30		8	46			6	38				
05:45		4	28	20	141	4	32	17	149	37	290
06:00		9	21			8	32				
06:15		20	27			10	20				
06:30		17	19			20	28				
06:45		20	12	66	79	30	21	68	101	134	180
07:00		22	10			18	17				
07:15		24	13			22	16				
07:30		45	13			14	13				
07:45		42	16	133	52	25	18	79	64	212	116
08:00		30	16			30	10				
08:15		34	13			22	20				
08:30		46	10			25	7				
08:45		38	3	148	42	40	11	117	48	265	90
09:00		42	5			26	6				
09:15		28	4			40	8				
09:30		34	3			36	4				
09:45		38	8	142	20	34	2	136	20	278	40
10:00		23	4			33	5				
10:15		54	3			41	5				
10:30		29	1			39	4				
10:45		40	2	146	10	37	2	150	16	296	26
11:00		40	1			33	2				
11:15		30	1			33	1				
11:30		38	2			42	1				
11:45		40	0	148	4	34	3	142	7	290	11
Total		820	1092			720	1191			1540	2283
Percent		42.9%	57.1%			37.7%	62.3%			40.3%	59.7%
Grand Total		820	1092			720	1191			1540	2283
Percent		42.9%	57.1%			37.7%	62.3%			40.3%	59.7%
ADT		ADT 3,502		AADT 3,502							

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Site Code: 8
Station ID: 8
OLD DIXIE HWY WEST OF
OLD KINGS ROAD

Start Time	09-Nov-16 Wed	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		1	56			3	48				
12:15		1	68			3	50				
12:30		2	68			2	55				
12:45		2	44	6	236	2	66	10	219	16	455
01:00		0	54			2	54				
01:15		2	45			1	64				
01:30		1	55			1	66				
01:45		1	66	4	220	1	60	5	244	9	464
02:00		2	59			2	56				
02:15		2	44			2	50				
02:30		0	50			1	58				
02:45		2	67	6	220	1	52	6	216	12	436
03:00		1	68			2	56				
03:15		0	46			1	39				
03:30		0	80			2	68				
03:45		2	79	3	273	1	58	6	221	9	494
04:00		0	54			2	60				
04:15		2	84			5	42				
04:30		0	72			4	74				
04:45		0	72	2	282	3	52	14	228	16	510
05:00		2	96			3	51				
05:15		2	74			8	66				
05:30		5	66			9	52				
05:45		8	61	17	297	19	51	39	220	56	517
06:00		6	41			22	32				
06:15		13	48			25	40				
06:30		32	38			51	30				
06:45		41	29	92	156	46	22	144	124	236	280
07:00		22	28			51	17				
07:15		41	44			74	20				
07:30		38	26			74	12				
07:45		42	34	143	132	76	18	275	67	418	199
08:00		38	23			71	32				
08:15		34	35			62	16				
08:30		52	15			72	16				
08:45		46	18	170	91	66	7	271	71	441	162
09:00		32	17			58	8				
09:15		56	20			54	10				
09:30		48	15			58	6				
09:45		50	14	186	66	56	5	226	29	412	95
10:00		54	7			39	4				
10:15		56	9			56	8				
10:30		48	10			37	2				
10:45		58	7	216	33	54	2	186	16	402	49
11:00		40	2			68	1				
11:15		44	5			44	5				
11:30		49	4			52	1				
11:45		46	1	179	12	50	0	214	7	393	19
Total		1024	2018			1396	1662			2420	3680
Percent		33.7%	66.3%			45.7%	54.3%			39.7%	60.3%
Grand Total		1024	2018			1396	1662			2420	3680
Percent		33.7%	66.3%			45.7%	54.3%			39.7%	60.3%
ADT		ADT 5,763		AADT 5,763							

All Traffic Data Services, Inc.
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Site Code: 9
Station ID: 9
OLD DIXIE HWY EAST OF
OLD KINGS ROAD

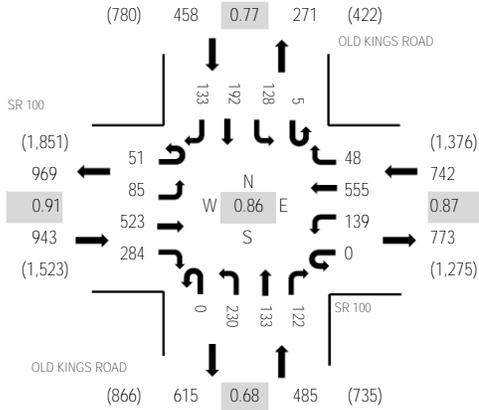
Start Time	09-Nov-16 Wed	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		3	86			2	80				
12:15		1	102			3	77				
12:30		4	88			2	78				
12:45		3	64	11	340	3	78	10	313	21	653
01:00		1	72			2	72				
01:15		2	63			1	87				
01:30		0	81			1	92				
01:45		1	80	4	296	1	86	5	337	9	633
02:00		2	74			3	73				
02:15		4	86			2	70				
02:30		1	78			1	72				
02:45		3	97	10	335	2	70	8	285	18	620
03:00		2	94			2	68				
03:15		0	92			1	60				
03:30		2	126			2	72				
03:45		2	114	6	426	2	84	7	284	13	710
04:00		1	96			4	82				
04:15		4	110			6	62				
04:30		2	120			3	95				
04:45		1	102	8	428	5	64	18	303	26	731
05:00		3	119			7	70				
05:15		12	116			16	92				
05:30		10	109			16	70				
05:45		7	98	32	442	22	58	61	290	93	732
06:00		16	72			30	56				
06:15		28	78			32	46				
06:30		27	58			64	37				
06:45		51	44	122	252	70	25	196	164	318	416
07:00		32	38			72	21				
07:15		63	62			110	24				
07:30		52	36			104	21				
07:45		71	55	218	191	104	20	390	86	608	277
08:00		52	39			102	23				
08:15		68	48			89	16				
08:30		76	30			102	21				
08:45		74	30	270	147	116	8	409	68	679	215
09:00		56	22			81	15				
09:15		71	26			79	14				
09:30		71	26			72	7				
09:45		63	18	261	92	95	8	327	44	588	136
10:00		65	6			69	6				
10:15		97	18			88	12				
10:30		68	14			61	6				
10:45		76	7	306	45	74	3	292	27	598	72
11:00		55	4			84	1				
11:15		66	5			60	4				
11:30		60	5			80	2				
11:45		74	1	255	15	54	0	278	7	533	22
Total		1503	3009			2001	2208			3504	5217
Percent		33.3%	66.7%			47.5%	52.5%			40.2%	59.8%
Grand Total		1503	3009			2001	2208			3504	5217
Percent		33.3%	66.7%			47.5%	52.5%			40.2%	59.8%
ADT		ADT 8,203		AADT 8,203							



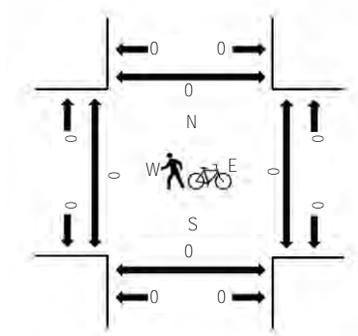
(303) 216-2439
www.alltrafficdata.net

Location: 1 OLD KINGS ROAD & SR 100 AM
Date and Start Time: Wednesday, November 09, 2016
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:30 AM - 08:45 AM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	SR 100 Eastbound				SR 100 Westbound				OLD KINGS ROAD Northbound				OLD KINGS ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	8	15	58	22	0	6	107	11	0	32	7	8	1	16	12	45	348	1,786	0	0	0	0
7:15 AM	3	14	72	17	0	9	122	14	0	38	6	14	0	18	17	33	377	1,964	0	0	0	0
7:30 AM	7	10	120	35	0	10	141	11	0	43	13	14	1	23	37	41	506	2,244	0	0	0	0
7:45 AM	12	14	123	50	0	13	169	21	0	47	13	15	0	21	23	34	555	2,500	0	0	0	0
8:00 AM	12	18	124	54	0	21	146	11	0	36	7	13	1	21	27	35	526	2,628	0	0	0	0
8:15 AM	14	20	118	92	0	37	139	11	0	70	26	29	1	29	43	28	657		0	0	0	0
8:30 AM	10	26	131	93	0	58	154	16	0	47	49	30	3	35	71	39	762		0	0	0	0
8:45 AM	15	21	150	45	0	23	116	10	0	77	51	50	0	43	51	31	683		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	5	0	0	1	1	0	0	1	0	1	0	0	0	0	10
Lights	47	77	493	279	0	125	540	48	0	207	129	116	5	128	182	131	2,507
Mediums	4	7	25	5	0	13	14	0	0	22	4	5	0	0	10	2	111
Total	51	85	523	284	0	139	555	48	0	230	133	122	5	128	192	133	2,628

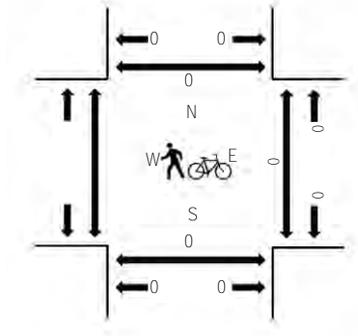
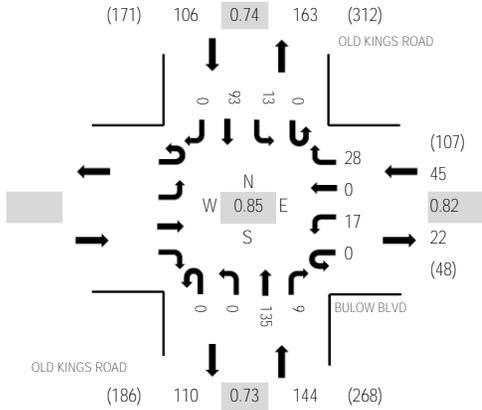


(303) 216-2439
www.alltrafficdata.net

Location: 2 OLD KINGS ROAD & BULOW BLVD AM
Date and Start Time: Wednesday, November 09, 2016
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:30 AM - 08:45 AM

Peak Hour - All Vehicles

Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	BULOW BLVD				OLD KINGS ROAD				OLD KINGS ROAD				Total	Rolling Hour	Pedestrian Crossings							
	Eastbound		Westbound		Northbound		Southbound		Northbound		Southbound				West	East	South	North				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right						
7:00 AM					0	4	0	8	0	0	19	3	0	0	2	13	0	49	251	0	0	0
7:15 AM					0	10	0	8	0	0	20	1	0	0	2	11	0	52	263	0	0	0
7:30 AM					0	5	0	8	0	0	39	3	0	0	6	9	0	70	273	0	0	0
7:45 AM					0	10	0	9	0	0	38	1	0	0	8	14	0	80	290	0	0	0
8:00 AM					0	4	0	5	0	0	26	2	0	0	1	23	0	61	295	0	0	0
8:15 AM					0	4	0	8	0	0	27	3	0	0	2	18	0	62		0	0	0
8:30 AM					0	3	0	7	0	0	50	1	0	0	6	20	0	87		0	0	0
8:45 AM					0	6	0	8	0	0	32	3	0	0	4	32	0	85		0	0	0

Peak Rolling Hour Flow Rates

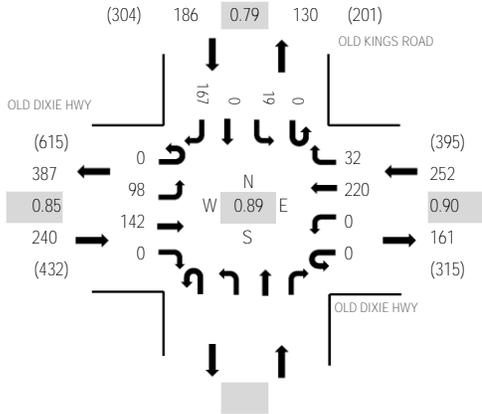
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks					0	0	0	0	0	0	1	0	0	0	0	0	1
Lights					0	17	0	26	0	0	127	8	0	13	88	0	279
Mediums					0	0	0	2	0	0	7	1	0	0	5	0	15
Total					0	17	0	28	0	0	135	9	0	13	93	0	295



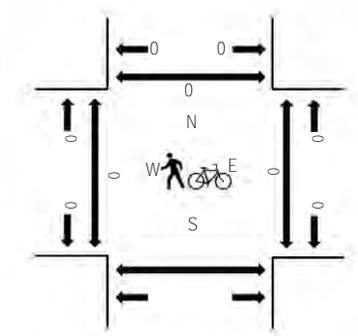
(303) 216-2439
www.alltrafficdata.net

Location: 3 OLD KINGS ROAD & OLD DIXIE HWY AM
Date and Start Time: Wednesday, November 09, 2016
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:30 AM - 08:45 AM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	OLD DIXIE HWY Eastbound				OLD DIXIE HWY Westbound				Northbound			OLD KINGS ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru			Right	West	East	South
7:00 AM	0	8	20	0	0	0	0	15	5				0	2	0	13	63	453	0	0	0
7:15 AM	0	12	44	0	0	0	0	36	4				0	4	0	24	124	542	0	0	0
7:30 AM	0	11	30	0	0	0	0	36	6				0	2	0	31	116	577	0	0	0
7:45 AM	0	18	49	0	0	0	0	34	7				0	3	0	39	150	651	0	0	0
8:00 AM	0	14	31	0	0	0	0	60	8				0	4	0	35	152	678	0	0	0
8:15 AM	0	33	29	0	0	0	0	47	9				0	3	0	38	159		0	0	0
8:30 AM	0	25	48	0	0	0	0	62	8				0	5	0	42	190		0	0	0
8:45 AM	0	26	34	0	0	0	0	51	7				0	7	0	52	177		0	0	0

Peak Rolling Hour Flow Rates

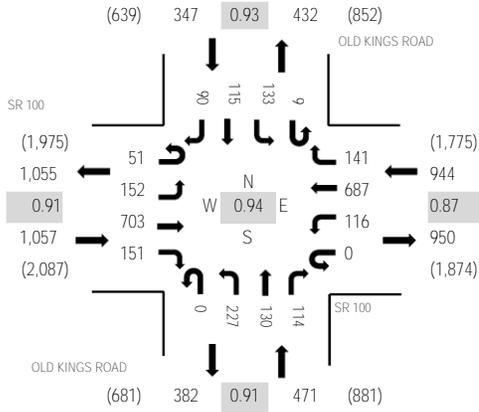
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	2	0	0	0	0	0	0	0				0	0	0	8	10
Lights	0	91	139	0	0	0	0	217	32				0	19	0	154	652
Mediums	0	5	3	0	0	0	0	3	0				0	0	0	5	16
Total	0	98	142	0	0	0	0	220	32				0	19	0	167	678



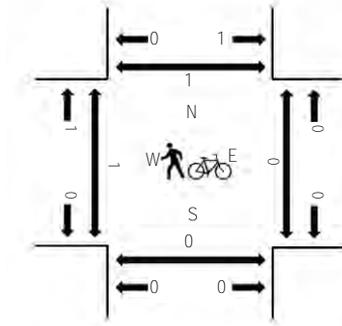
(303) 216-2439
www.alltrafficdata.net

Location: 1 OLD KINGS ROAD & SR 100 PM
Date and Start Time: Wednesday, November 09, 2016
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	SR 100 Eastbound				SR 100 Westbound				OLD KINGS ROAD Northbound				OLD KINGS ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	20	37	169	35	0	22	142	28	0	57	33	32	1	34	30	23	663	2,819	0	0	0	0
4:15 PM	15	31	164	33	0	36	165	24	0	51	32	27	2	40	23	19	662	2,784	1	0	0	1
4:30 PM	8	40	184	41	0	32	210	41	0	53	34	23	3	24	32	22	747	2,798	0	0	0	0
4:45 PM	8	44	186	42	0	26	170	48	0	66	31	32	3	35	30	26	747	2,731	0	0	0	0
5:00 PM	13	49	104	51	0	29	167	36	0	48	18	23	1	60	13	16	628	2,563	0	0	1	0
5:15 PM	5	51	196	34	0	21	151	32	0	49	33	29	1	32	17	25	676		0	0	0	0
5:30 PM	5	54	197	39	0	23	166	28	0	43	31	33	0	28	13	20	680		0	0	0	0
5:45 PM	10	40	162	20	0	27	140	11	0	43	33	27	2	33	12	19	579		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	5	0	0	0	6	0	0	0	0	0	0	0	1	1	13
Lights	50	149	679	147	0	113	658	140	0	223	127	111	9	132	111	87	2,736
Mediums	1	3	19	4	0	3	23	1	0	4	3	3	0	1	3	2	70
Total	51	152	703	151	0	116	687	141	0	227	130	114	9	133	115	90	2,819

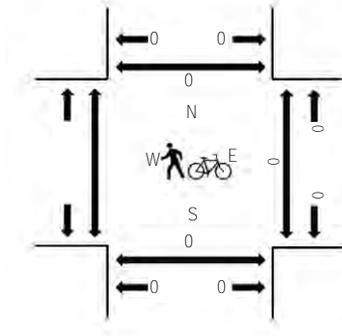
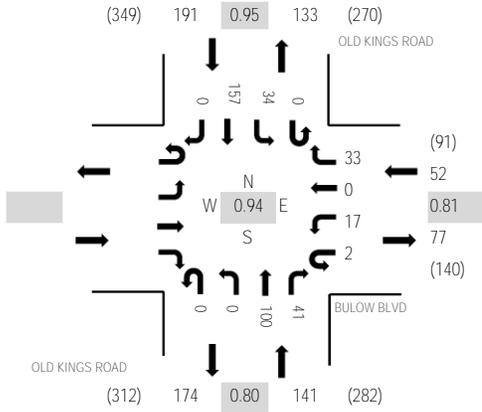


(303) 216-2439
www.alltrafficdata.net

Location: 2 OLD KINGS ROAD & BULOW BLVD PM
Date and Start Time: Wednesday, November 09, 2016
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

Peak Hour - All Vehicles

Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	BULOW BLVD				OLD KINGS ROAD				OLD KINGS ROAD				Total	Rolling Hour	Pedestrian Crossings						
	Eastbound		Westbound		Northbound		Southbound		Eastbound		Southbound				West	East	South	North			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right									
4:00 PM					1	2	0	8	0	0	26	11	0	8	39	0	95	384	0	0	0
4:15 PM					0	4	0	9	0	0	24	6	0	9	38	0	90	379	0	0	0
4:30 PM					0	7	0	9	0	0	27	13	0	8	38	0	102	372	0	0	0
4:45 PM					1	4	0	7	0	0	23	11	0	9	42	0	97	363	0	0	0
5:00 PM					0	4	0	5	0	0	26	6	0	12	37	0	90	338	0	0	0
5:15 PM					0	8	0	6	0	0	26	9	0	8	26	0	83		1	0	0
5:30 PM					0	0	0	6	0	0	38	8	0	10	31	0	93		0	0	0
5:45 PM					0	3	0	7	0	0	23	5	0	5	29	0	72		0	0	0

Peak Rolling Hour Flow Rates

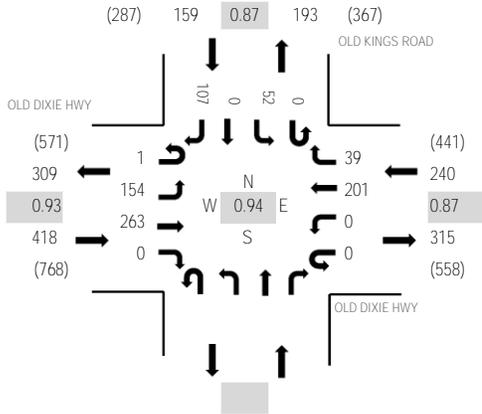
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks					0	0	0	0	0	0	0	0	0	1	0	0	1
Lights					2	17	0	32	0	0	98	41	0	33	157	0	380
Mediums					0	0	0	1	0	0	2	0	0	0	0	0	3
Total					2	17	0	33	0	0	100	41	0	34	157	0	384



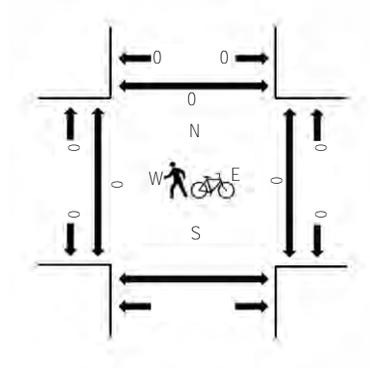
(303) 216-2439
www.alltrafficdata.net

Location: 3 OLD KINGS ROAD & OLD DIXIE HWY PM
Date and Start Time: Wednesday, November 09, 2016
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	OLD DIXIE HWY Eastbound				OLD DIXIE HWY Westbound				Northbound			OLD KINGS ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru			Right	West	East	South
4:00 PM	2	35	46	0	0	0	0	47	7				0	5	0	26	168	758	0	0	0
4:15 PM	0	35	62	0	0	0	0	36	11				0	13	0	26	183	789	0	0	0
4:30 PM	1	42	60	0	0	0	0	57	12				0	12	0	34	218	817	0	0	0
4:45 PM	0	31	63	0	0	0	0	43	14				0	17	0	21	189	771	0	0	0
5:00 PM	0	33	79	0	0	0	0	43	7				0	13	0	24	199	738	0	0	0
5:15 PM	0	48	61	0	0	0	0	58	6				0	10	0	28	211		0	0	0
5:30 PM	0	35	53	0	0	0	0	45	10				0	7	0	22	172		0	0	0
5:45 PM	0	33	49	0	0	0	0	37	8				0	8	0	21	156		0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0				0	0	0	0	1
Lights	1	150	261	0	0	0	0	192	39				0	52	0	106	801
Mediums	0	4	2	0	0	0	0	8	0				0	0	0	1	15
Total	1	154	263	0	0	0	0	201	39				0	52	0	107	817

Bulow Plantation Site Visit
November 9, 2016
Site Visit Conducted by Elaine Brown

Occupied Manufactured Homes Observed: 276
Occupied Cabins Observed (on RV Lots): 2
Occupied RV Lots Observed (not including cabins): 165
Total Occupied Lots = $276 + 2 + 165 = 443$

Appendix B:

FDOT Peak Season Factors

2015 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7300 FLAGLER COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2015 - 01/03/2015	1.03	1.08
2	01/04/2015 - 01/10/2015	1.05	1.11
3	01/11/2015 - 01/17/2015	1.06	1.12
4	01/18/2015 - 01/24/2015	1.05	1.11
5	01/25/2015 - 01/31/2015	1.03	1.08
6	02/01/2015 - 02/07/2015	1.01	1.06
7	02/08/2015 - 02/14/2015	0.99	1.04
* 8	02/15/2015 - 02/21/2015	0.97	1.02
* 9	02/22/2015 - 02/28/2015	0.95	1.00
*10	03/01/2015 - 03/07/2015	0.93	0.98
*11	03/08/2015 - 03/14/2015	0.91	0.96
*12	03/15/2015 - 03/21/2015	0.93	0.98
*13	03/22/2015 - 03/28/2015	0.94	0.99
*14	03/29/2015 - 04/04/2015	0.95	1.00
*15	04/05/2015 - 04/11/2015	0.96	1.01
*16	04/12/2015 - 04/18/2015	0.96	1.01
*17	04/19/2015 - 04/25/2015	0.96	1.01
*18	04/26/2015 - 05/02/2015	0.97	1.02
*19	05/03/2015 - 05/09/2015	0.97	1.02
*20	05/10/2015 - 05/16/2015	0.97	1.02
21	05/17/2015 - 05/23/2015	0.98	1.03
22	05/24/2015 - 05/30/2015	0.99	1.04
23	05/31/2015 - 06/06/2015	0.99	1.04
24	06/07/2015 - 06/13/2015	1.00	1.05
25	06/14/2015 - 06/20/2015	1.01	1.06
26	06/21/2015 - 06/27/2015	1.01	1.06
27	06/28/2015 - 07/04/2015	1.02	1.07
28	07/05/2015 - 07/11/2015	1.02	1.07
29	07/12/2015 - 07/18/2015	1.03	1.08
30	07/19/2015 - 07/25/2015	1.03	1.08
31	07/26/2015 - 08/01/2015	1.03	1.08
32	08/02/2015 - 08/08/2015	1.03	1.08
33	08/09/2015 - 08/15/2015	1.03	1.08
34	08/16/2015 - 08/22/2015	1.04	1.09
35	08/23/2015 - 08/29/2015	1.04	1.09
36	08/30/2015 - 09/05/2015	1.04	1.09
37	09/06/2015 - 09/12/2015	1.04	1.09
38	09/13/2015 - 09/19/2015	1.03	1.08
39	09/20/2015 - 09/26/2015	1.02	1.07
40	09/27/2015 - 10/03/2015	1.01	1.06
41	10/04/2015 - 10/10/2015	1.00	1.05
42	10/11/2015 - 10/17/2015	0.99	1.04
43	10/18/2015 - 10/24/2015	1.00	1.05
44	10/25/2015 - 10/31/2015	1.01	1.06
45	11/01/2015 - 11/07/2015	1.02	1.07
46	11/08/2015 - 11/14/2015	1.03	1.08
47	11/15/2015 - 11/21/2015	1.03	1.08
48	11/22/2015 - 11/28/2015	1.03	1.08
49	11/29/2015 - 12/05/2015	1.03	1.08
50	12/06/2015 - 12/12/2015	1.03	1.08
51	12/13/2015 - 12/19/2015	1.04	1.09
52	12/20/2015 - 12/26/2015	1.05	1.11
53	12/27/2015 - 12/31/2015	1.06	1.12

* PEAK SEASON

03-MAR-2016 11:19:25

830UPD

5_7300_PKSEASON.TXT

Appendix C:
Signal Timing Data

100 & Old Kings Road

- 4 Splits/4 Dials _No
- Unused cycle time to sidestreet _No
- Ckt 4 to Aux Tod _No
- Offset interrupt _No
- Dial 4 = 2 AM Syn _No
- Split 2 = 2 AM Syn _No
- Flash w/ ckt 1 _No
- Inv Free Output _No
- Auto Perm _No
- Dial 4 = Flash _No
- Max 2 w/ ckt 9 _No
- Cond Serv w/ ckt 9 _No
- Inv Free input _No
- Act CNA1 _Yes
- Act Walk Rest _Yes
- Inh Max Term _Yes
- Enhanced Perm _No
- Split Matrix _Yes
- Yel Offset Timer _No
- Interconnect _No
- Max Dwell Time _255
- Full Dwell No = Forward Only _No
- Short route _Yes

Split 01

1. 22
2. 36
3. 00
4. 42
5. 22
6. 36
7. 00
8. 42

4/6/2016

Old Kings Road

<u>Split 01</u>	<u>Begin%</u>	<u>End%</u>
Perm 1	00	10
Perm 2	00	10
Perm 3	00	10

Cycle Times

- 1- 110
- 2- 110
- 3- 120
- 4- 120

BD 0 HH =99

HH:MM CKT

00:00 --

06:45 6,0

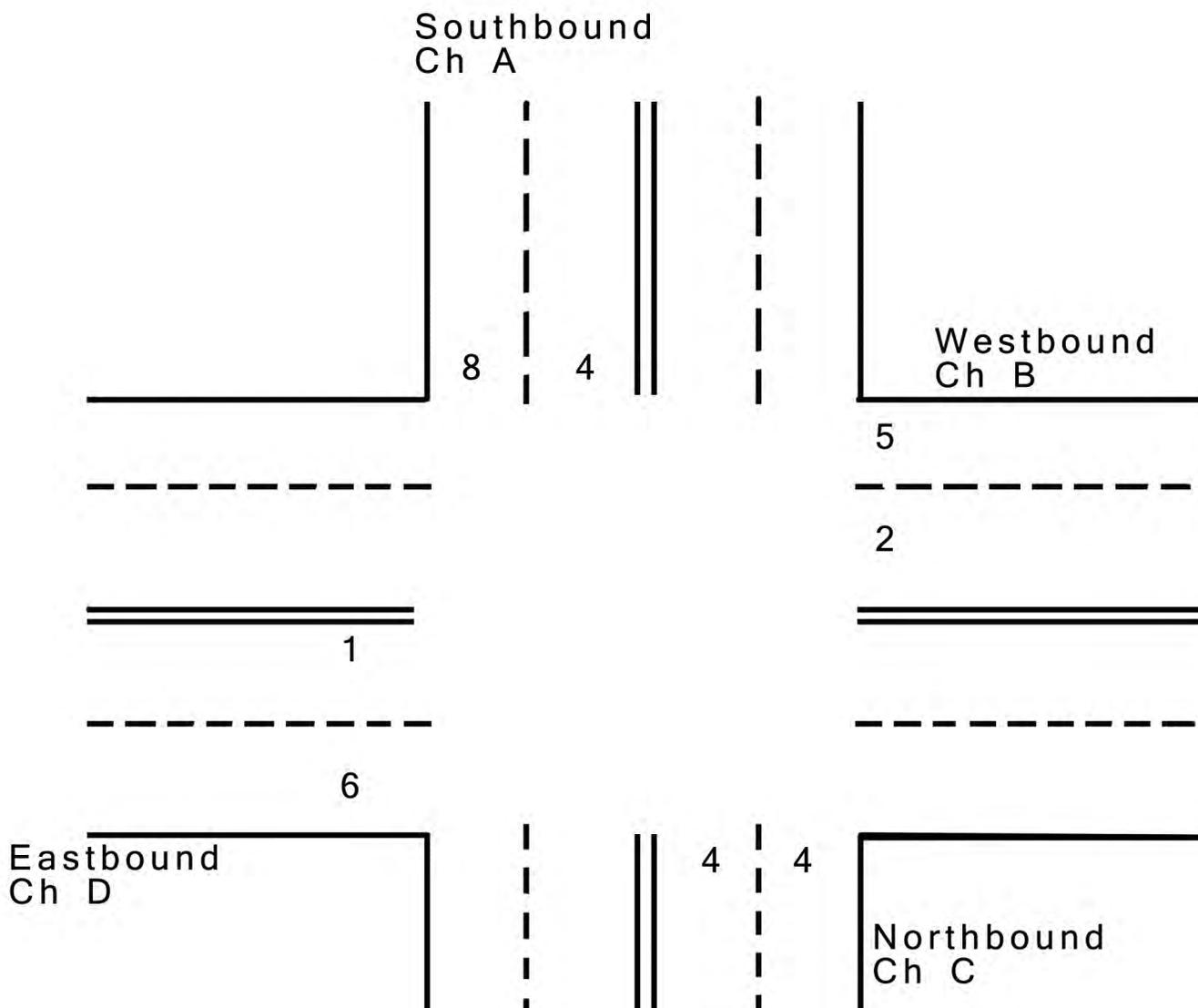
09:30 2,6,0

14:00 3,6,0

19:00 --

100 & Old Kings Rd

	1	2	3	4	5	6	7	8
Intervals	05	15	00	08	05	15	00	08
Pass	03	03	00	06	03	03	00	04
Yellow	4.8	4.8	4.0	5.2	4.8	4.8	4.0	4.8
Red Clear	3.3	2.0	00	2.0	2.7	2.1	00	2.0
Max 1	20	55	00	35	20	55	00	30
Max 2	20	55	00	28	16	55	00	28
Walk	00	07	00	00	00	07	00	07
Ped Clear	00	15	00	00	00	13	00	29



northbound phase. A marked crosswalk and pedestrian features are present on the north leg.

- SR 100 at I-95 Ramps - The intersection is a single-point urban interchange and operates free at all times throughout the day. The east-west phasing includes leading protected left turn phases and concurrent through movement phasing. The north-south phasing includes leading protected left turn phases and no through movements. The north-south right turns are under YIELD control. Marked crosswalks and pedestrian features are present on the south leg.
- SR 100 at Old Kings Road - The intersection operates free during all times throughout the day. The east-west phasing includes leading protected left turn phases and concurrent through movement phasing. The north-south phasing is concurrent with permissive left turns. The north-south right turns occur under YIELD control. Marked crosswalks and pedestrian features are present on the south, west, and north legs.

Overall, the existing free timings allowed for acceptable progression through the corridor. Frequent stops that were encountered at Town Center Boulevard/Seminole Woods Parkway, I-95, and Old Kings Road will be improved with coordinated timings. It was noted that the controller clocks varied by as much as four minutes along the corridor.

Morning and Afternoon Review

Traffic on SR 100 was traveling at varying speeds ranging from 45 mph to 60 mph. The motorist population consisted mostly of students, work commuters, and trade workers. Driveways between the signalized intersections had low volumes during the AM review. Flagler Palm Coast High School (FPCHS) is located between Bulldog Drive and Landing Boulevard. School classroom hours are from 8:00 AM to 2:00 PM. The majority of morning arrivals occur between 7:00 AM to 8:00 AM and the afternoon dismissal occurs from 1:45 PM to 2:30 PM. The field review yielded the following additional specific observations at the study intersections:

SR 100 at Belle Terre Parkway

Eastbound vehicles arrived at the intersection randomly. The nearest intersection to the west is approximately 2.5 miles away. Westbound arrivals were metered at times by the signal at Landing Boulevard which is approximately 0.45 miles away. The southbound left turn volume and eastbound through movement volume were balanced with 449 and 494, respectively, during the AM period. The westbound right turn volume was 572 vehicles during the PM period. The queue lengths on Belle Terre Parkway exceeded 15 vehicles in the northbound direction and 20 vehicles in the southbound direction. No phase failures were observed. The westbound right turn overlap phase operated without conflict from U-turns. No pedestrians were observed during the AM or PM review.

SR 100 at Landing Boulevard

Landing Boulevard serves a large commercial development. AM volumes entering and exiting the shopping center were low. The southbound left turn volume was 288 vehicles during the PM period. Motorists and buses leaving FPCHS were observed to make westbound-to-eastbound U-turns at Landing Boulevard. School traffic appeared to use Landing Boulevard for access to FPCHS. Left turn queues on SR 100 were fewer than five. Southbound approach queue lengths exceeded 15 vehicles during the PM period. No phase

Appendix D:

Intersection Analysis Sheets: Existing Conditions

HCM 2010 Signalized Intersection Summary

5: Old Kings Rd & SR 100

12/20/2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	147	565	307	150	599	52	248	144	132	144	207	144
Future Volume (veh/h)	147	565	307	150	599	52	248	144	132	144	207	144
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1743	1792	1863	1727	1845	1900	1727	1845	1810	1900	1810	1863
Adj Flow Rate, veh/h	162	621	337	185	740	64	365	212	0	187	269	187
Adj No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Peak Hour Factor	0.91	0.91	0.91	0.81	0.81	0.81	0.68	0.68	0.68	0.77	0.77	0.77
Percent Heavy Veh, %	9	6	2	10	3	0	10	3	5	0	5	2
Cap, veh/h	182	801	373	210	864	398	332	733	611	459	719	629
Arrive On Green	0.11	0.24	0.24	0.13	0.25	0.25	0.40	0.40	0.00	0.40	0.40	0.40
Sat Flow, veh/h	1660	3406	1583	1645	3505	1615	864	1845	1538	1188	1810	1583
Grp Volume(v), veh/h	162	621	337	185	740	64	365	212	0	187	269	187
Grp Sat Flow(s),veh/h/ln	1660	1703	1583	1645	1752	1615	864	1845	1538	1188	1810	1583
Q Serve(g_s), s	8.7	15.4	18.6	10.0	18.2	2.8	26.3	7.1	0.0	11.5	9.5	7.3
Cycle Q Clear(g_c), s	8.7	15.4	18.6	10.0	18.2	2.8	35.8	7.1	0.0	18.5	9.5	7.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	182	801	373	210	864	398	332	733	611	459	719	629
V/C Ratio(X)	0.89	0.77	0.90	0.88	0.86	0.16	1.10	0.29	0.00	0.41	0.37	0.30
Avail Cap(c_a), veh/h	182	801	373	210	864	398	332	733	611	464	727	636
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.6	32.2	33.5	38.6	32.4	26.6	35.1	18.5	0.0	24.8	19.2	18.6
Incr Delay (d2), s/veh	37.2	7.2	27.8	32.2	10.7	0.9	78.5	0.2	0.0	0.6	0.3	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	8.0	11.0	6.4	10.0	1.3	15.5	3.6	0.0	3.8	4.8	3.2
LnGrp Delay(d),s/veh	76.7	39.4	61.3	70.9	43.1	27.5	113.6	18.7	0.0	25.4	19.5	18.8
LnGrp LOS	E	D	E	E	D	C	F	B		C	B	B
Approach Vol, veh/h		1120			989			577			643	
Approach Delay, s/veh		51.4			47.3			78.7			21.0	
Approach LOS		D			D			E			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	18.0	29.1		43.0	19.0	28.1		43.0				
Change Period (Y+Rc), s	* 8.1	* 6.9		7.2	* 7.5	6.9		* 7.2				
Max Green Setting (Gmax), s	* 9.9	* 22		35.8	* 12	21.1		* 36				
Max Q Clear Time (g_c+I1), s	10.7	20.2		37.8	12.0	20.6		20.5				
Green Ext Time (p_c), s	0.0	1.6		0.0	0.0	0.4		5.7				
Intersection Summary												
HCM 2010 Ctrl Delay			49.1									
HCM 2010 LOS			D									
Notes												

HCM 2010 TWSC
 3: Old Kings Rd & Bulow Pkwy

12/20/2016

Intersection

Int Delay, s/veh 1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	18	30	146	10	14	100
Future Vol, veh/h	18	30	146	10	14	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	185	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	80	80	71	71	74	74
Heavy Vehicles, %	0	7	6	11	0	5
Mvmt Flow	23	38	206	14	19	135

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	379	206	0
Stage 1	206	-	-
Stage 2	173	-	-
Critical Hdwy	6.4	6.27	4.1
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.363	2.2
Pot Cap-1 Maneuver	627	822	1377
Stage 1	833	-	-
Stage 2	862	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	618	822	1377
Mov Cap-2 Maneuver	833	-	-
Stage 1	833	-	-
Stage 2	850	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.7	0	0.9
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	826	1377
HCM Lane V/C Ratio	-	-	0.073	0.014
HCM Control Delay (s)	-	-	9.7	7.7
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0

HCM 2010 TWSC
 8: Old Dixie Hwy & Old Kings Rd

12/20/2016

Intersection

Int Delay, s/veh 5.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	106	153	238	35	21	180
Future Vol, veh/h	106	153	238	35	21	180
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	135	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	90	90	79	79
Heavy Vehicles, %	7	2	1	0	0	8
Mvmt Flow	129	187	264	39	27	228

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	264	0	709
Stage 1	-	-	264
Stage 2	-	-	445
Critical Hdwy	4.17	-	6.4
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.4
Follow-up Hdwy	2.263	-	3.5
Pot Cap-1 Maneuver	1272	-	404
Stage 1	-	-	785
Stage 2	-	-	650
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1272	-	363
Mov Cap-2 Maneuver	-	-	363
Stage 1	-	-	785
Stage 2	-	-	584

Approach	EB	WB	SB
HCM Control Delay, s	3.3	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1272	-	-	-	682
HCM Lane V/C Ratio	0.102	-	-	-	0.373
HCM Control Delay (s)	8.2	-	-	-	13.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	1.7

HCM 2010 Signalized Intersection Summary

5: Old Kings Rd & SR 100

12/20/2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	219	759	163	125	742	152	245	140	123	153	124	97
Future Volume (veh/h)	219	759	163	125	742	152	245	140	123	153	124	97
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1845	1845	1845	1827	1881	1863	1863	1845	1881	1827	1845
Adj Flow Rate, veh/h	233	807	173	151	894	183	269	154	0	166	135	105
Adj No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Peak Hour Factor	0.94	0.94	0.94	0.83	0.83	0.83	0.91	0.91	0.91	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	3	3	4	1	2	2	3	1	4	3
Cap, veh/h	271	1294	578	186	1092	502	312	475	400	323	466	400
Arrive On Green	0.15	0.37	0.37	0.11	0.31	0.31	0.26	0.26	0.00	0.26	0.26	0.26
Sat Flow, veh/h	1774	3505	1566	1757	3471	1596	1135	1863	1568	1239	1827	1566
Grp Volume(v), veh/h	233	807	173	151	894	183	269	154	0	166	135	105
Grp Sat Flow(s),veh/h/ln	1774	1752	1566	1757	1736	1596	1135	1863	1568	1239	1827	1566
Q Serve(g_s), s	10.3	15.1	6.3	6.7	19.0	7.1	15.7	5.4	0.0	10.1	4.8	4.3
Cycle Q Clear(g_c), s	10.3	15.1	6.3	6.7	19.0	7.1	20.4	5.4	0.0	15.4	4.8	4.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	271	1294	578	186	1092	502	312	475	400	323	466	400
V/C Ratio(X)	0.86	0.62	0.30	0.81	0.82	0.36	0.86	0.32	0.00	0.51	0.29	0.26
Avail Cap(c_a), veh/h	286	1294	578	219	1092	502	312	475	400	564	821	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	33.1	20.7	17.9	35.0	25.3	21.2	33.6	24.2	0.0	30.5	24.0	23.8
Incr Delay (d2), s/veh	21.6	2.3	1.3	17.7	6.8	2.0	21.1	0.4	0.0	1.3	0.3	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.7	7.7	2.9	4.2	10.1	3.4	7.7	2.8	0.0	3.6	2.4	1.9
LnGrp Delay(d),s/veh	54.6	23.0	19.2	52.7	32.2	23.3	54.6	24.6	0.0	31.7	24.3	24.1
LnGrp LOS	D	C	B	D	C	C	D	C		C	C	C
Approach Vol, veh/h		1213			1228			423			406	
Approach Delay, s/veh		28.5			33.4			43.7			27.3	
Approach LOS		C			C			D			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	20.3	32.1		27.6	16.0	36.5		27.6				
Change Period (Y+Rc), s	* 8.1	* 6.9		7.2	* 7.5	6.9		* 7.2				
Max Green Setting (Gmax), s	* 13	* 25		19.8	* 10	28.6		* 36				
Max Q Clear Time (g_c+I1), s	12.3	21.0		22.4	8.7	17.1		17.4				
Green Ext Time (p_c), s	0.0	3.4		0.0	0.0	8.3		2.7				
Intersection Summary												
HCM 2010 Ctrl Delay			32.2									
HCM 2010 LOS			C									
Notes												

HCM 2010 TWSC
 3: Old Kings Rd & Bulow Pkwy

12/20/2016

Intersection

Int Delay, s/veh 2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	21	36	108	44	37	170
Future Vol, veh/h	21	36	108	44	37	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	185	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	88	88	94	94
Heavy Vehicles, %	0	3	2	0	3	0
Mvmt Flow	26	44	123	50	39	181

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	383	123	0
Stage 1	123	-	-
Stage 2	260	-	-
Critical Hdwy	6.4	6.23	4.13
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.327	2.227
Pot Cap-1 Maneuver	624	925	1458
Stage 1	907	-	-
Stage 2	788	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	607	925	1458
Mov Cap-2 Maneuver	607	-	-
Stage 1	907	-	-
Stage 2	767	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.1	0	1.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	775	1458
HCM Lane V/C Ratio	-	-	0.091	0.027
HCM Control Delay (s)	-	-	10.1	7.5
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1

HCM 2010 TWSC
8: Old Dixie Hwy & Old Kings Rd

12/20/2016

Intersection

Int Delay, s/veh 4.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	158	249	198	48	51	116
Future Vol, veh/h	158	249	198	48	51	116
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	135	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	82	82	84	84
Heavy Vehicles, %	2	1	3	0	2	3
Mvmt Flow	172	271	241	59	61	138

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	241	0	855
Stage 1	-	-	241
Stage 2	-	-	614
Critical Hdwy	4.12	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	3.518
Pot Cap-1 Maneuver	1326	-	329
Stage 1	-	-	799
Stage 2	-	-	540
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1326	-	286
Mov Cap-2 Maneuver	-	-	286
Stage 1	-	-	799
Stage 2	-	-	470

Approach	EB	WB	SB
HCM Control Delay, s	3.2	0	16.3
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1326	-	-	-	515
HCM Lane V/C Ratio	0.13	-	-	-	0.386
HCM Control Delay (s)	8.1	-	-	-	16.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.4	-	-	-	1.8

Appendix E:

Count Station Data, Trend Growth Rate Worksheets, and Volume Development Worksheets

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2015 HISTORICAL AADT REPORT

COUNTY: 73 - FLAGLER

SITE: 0335 - SR-100,1500' E OF OLD KINGS ROAD, FLAGLER CO.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2015	21147 C	E 10701	W 10446	9.00	51.50	3.60
2014	18908 C	E 9608	W 9300	9.00	52.30	3.60
2013	18804 C	E 9591	W 9213	9.00	52.30	3.50
2012	18363 C	E 9390	W 8973	9.00	52.50	3.30
2011	17998 C	E 9207	W 8791	9.00	52.90	3.20
2010	17306 C	E 8865	W 8441	9.86	53.13	3.50
2009	16723 C	E 8559	W 8164	9.96	52.89	3.80
2008	15477 C	E 7898	W 7579	9.79	53.31	4.20
2007	16061 C	E 8193	W 7868	9.74	52.25	5.00
2006	17100 C	E 8751	W 8349	10.05	52.90	5.40
2005	16758 C	E 8571	W 8187	9.90	52.00	5.50
2004	16357 C	E 8256	W 8101	9.80	53.60	3.70
2003	16416 C	E 8337	W 8079	9.80	53.60	3.70
2002	15109 C	E 7508	W 7601	9.90	52.00	2.60
2001	14199 C	E 7046	W 7153	10.40	51.00	2.30
2000	13804 C	E 6865	W 6939	10.40	51.60	2.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

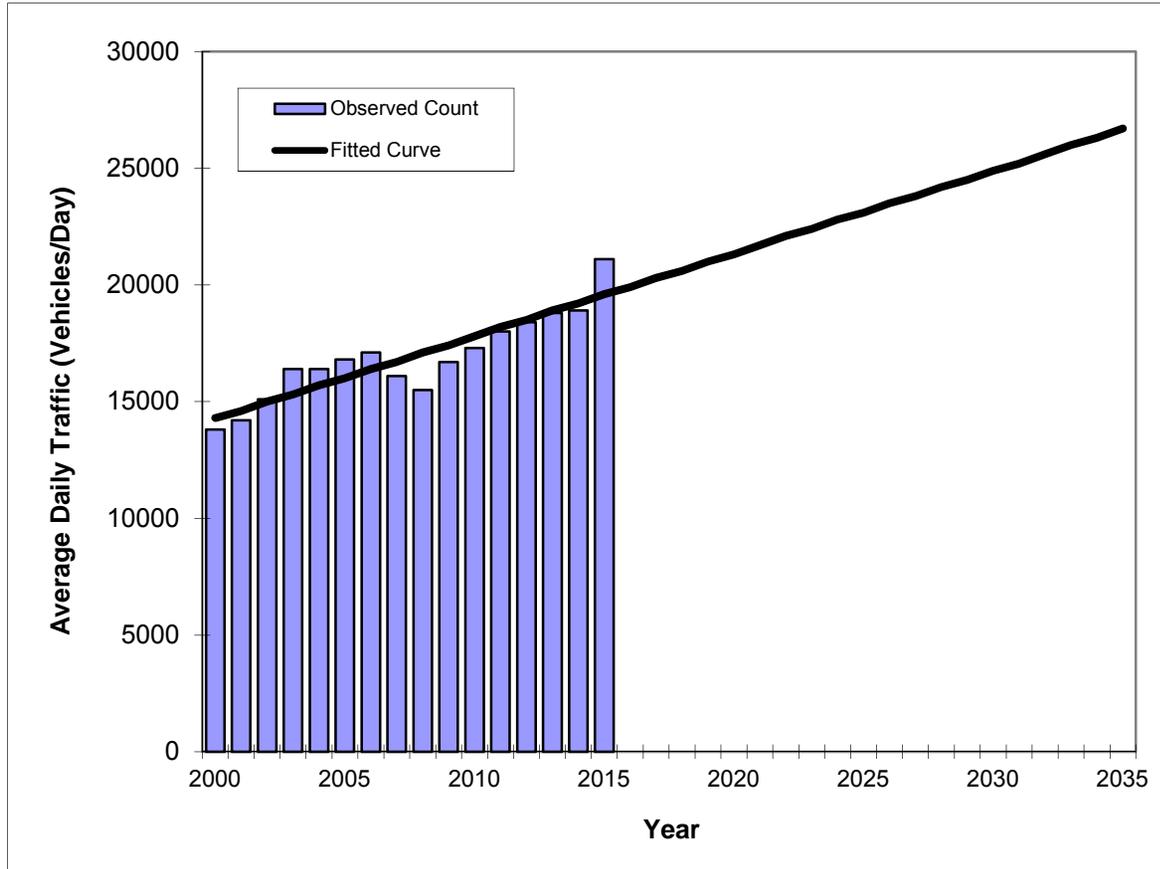
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

SR-100 -- 1500' E OF OLD KINGS ROAD

PIN#	12345
Location	1

County:	Flagler (73)
Station #:	0335
Highway:	SR-100



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2000	13800	14300
2001	14200	14600
2002	15100	15000
2003	16400	15300
2004	16400	15700
2005	16800	16000
2006	17100	16400
2007	16100	16700
2008	15500	17100
2009	16700	17400
2010	17300	17800
2011	18000	18200
2012	18400	18500
2013	18800	18900
2014	18900	19200
2015	21100	19600
2016 Opening Year Trend		
2016	N/A	19900
2018 Mid-Year Trend		
2018	N/A	20600
2022 Design Year Trend		
2022	N/A	22100
TRANPLAN Forecasts/Trends		

** Annual Trend Increase: 355
 Trend R-squared: 81.95%
 Trend Annual Historic Growth Rate: 2.47%
 Trend Growth Rate (2015 to Design Year): 1.82%
 Printed: 20-Dec-16

Straight Line Growth Option

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2015 HISTORICAL AADT REPORT

COUNTY: 73 - FLAGLER

SITE: 8017 - OLD KINGS HIGHWAY, N OF VOLUSIA COUNTY LINE - OFF SYSTEM

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2015	2600 S	N	1300	S	1300	9.50	60.00	6.60
2014	2600 F	N	1300	S	1300	9.50	62.50	7.00
2013	2600 C	N	1300	S	1300	9.50	60.70	6.60
2012	2700 F		0		0	9.50	60.90	6.20
2011	2700 C	N	0	S	0	9.50	61.50	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

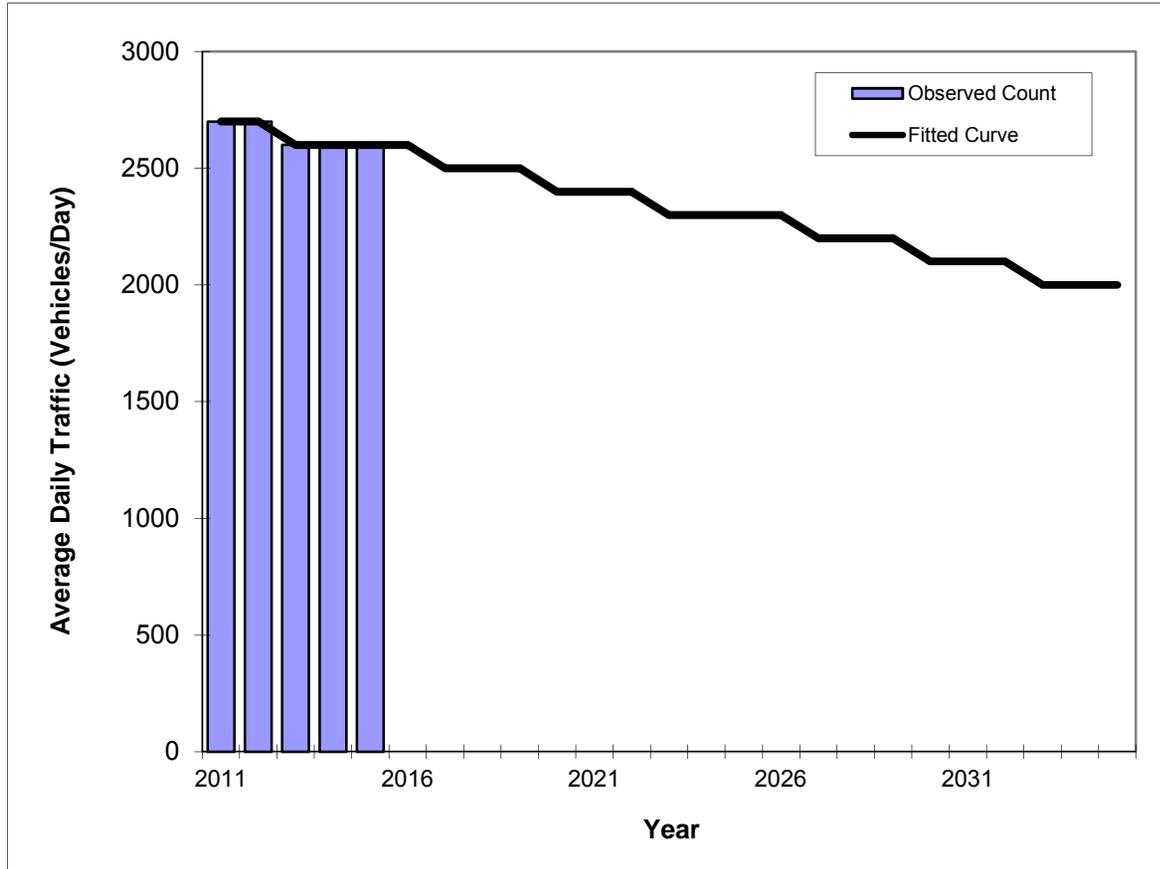
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

OLD KINGS HIGHWAY -- N OF VOLUSIA COUNTY LINE

PIN#	12345
Location	1

County:	Flagler (73)
Station #:	8017
Highway:	OLD KINGS HIGHWAY



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2011	2700	2700
2012	2700	2700
2013	2600	2600
2014	2600	2600
2015	2600	2600
2016 Opening Year Trend		
2016	N/A	2600
2018 Mid-Year Trend		
2018	N/A	2500
2022 Design Year Trend		
2022	N/A	2400
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	-30
Trend R-squared:	75.00%
Trend Annual Historic Growth Rate:	-0.93%
Trend Growth Rate (2015 to Design Year):	-1.10%
Printed:	20-Dec-16
Straight Line Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2015 HISTORICAL AADT REPORT

COUNTY: 79 - VOLUSIA

SITE: 7095 - OLD DIXIE HWY, 1.89 MI S OF HIGHBRIDGE/BOARDMAN, (HPMS)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2015	1950 F	N	950	S	1000	9.00	60.20	1.40
2014	1900 C	N	900	S	1000	9.00	59.20	1.40
2013	1750 F	N	850	S	900	9.50	61.00	2.80
2012	1750 C	N	850	S	900	9.50	61.90	2.80
2010	1650 F	N	750	S	900	10.39	62.46	5.00
2009	1750 C	N	800	S	950	10.54	62.19	7.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

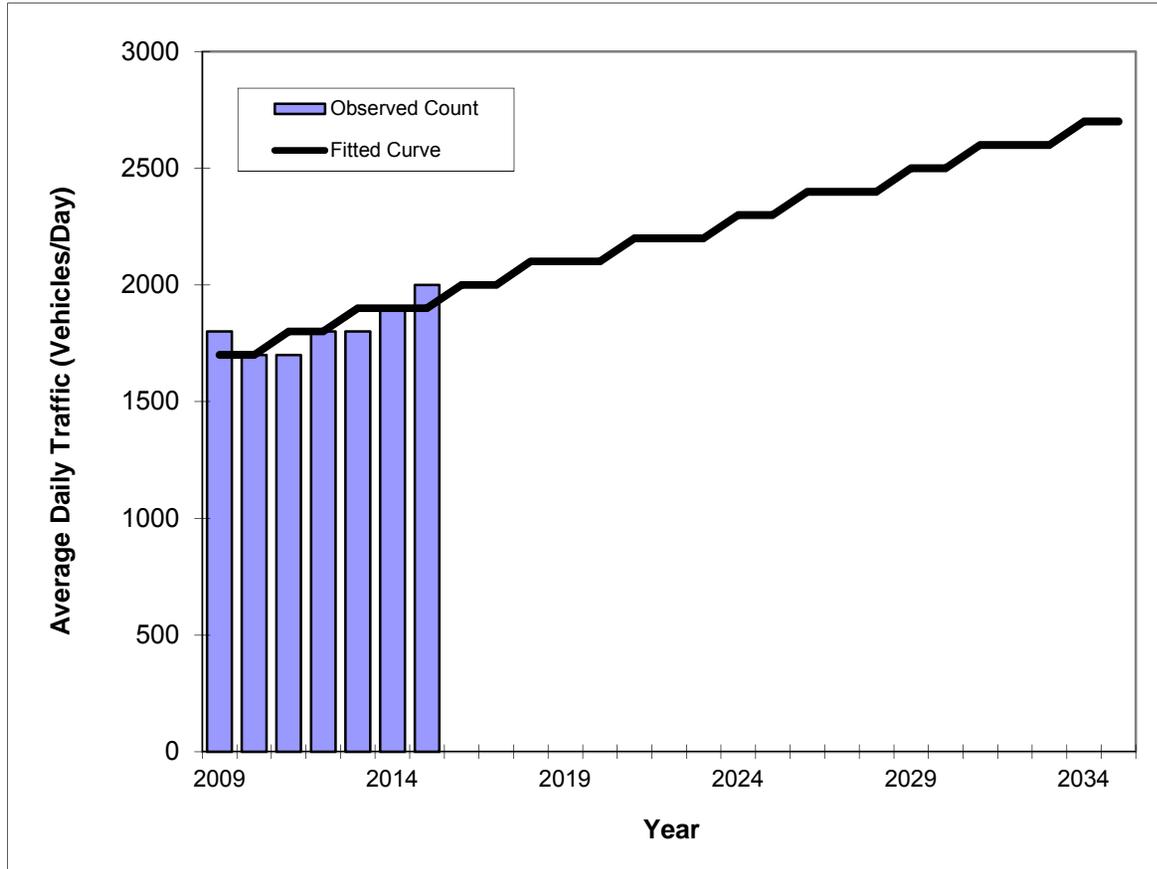
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

OLD DIXIE HWY -- 1.89 MI S OF HIGHBRIDGE/BOARDMAN

PIN#	12345
Location	1

County:	Pasco (14)
Station #:	7095
Highway:	OLD DIXIE HWY



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	1800	1700
2010	1700	1700
2011	1700	1800
2012	1800	1800
2013	1800	1900
2014	1900	1900
2015	2000	1900
2016 Opening Year Trend		
2016	N/A	2000
2018 Mid-Year Trend		
2018	N/A	2100
2022 Design Year Trend		
2022	N/A	2200
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	39
Trend R-squared:	63.02%
Trend Annual Historic Growth Rate:	1.96%
Trend Growth Rate (2015 to Design Year):	2.26%
Printed:	20-Dec-16
Straight Line Growth Option	

*Axle-Adjusted

Link Volume Development Worksheet: 2018

Bulow Plantation

Roadway	Location	Direction	Year 2016 Observed Volume	2016 Seasonal Volume	Growth Rate	Background Traffic Growth	2018 Background Traffic	Percent Assignment	in/out?	Project Traffic	2018 Total Traffic
AM PEAK HOUR											
SR 100	West of Old Kings Rd	EB	1020	1051	1.82%	39	1090	26%	in	6	1,096
		WB	982	1011	1.82%	37	1048	26%	out	12	1,060
	East of Old Kings Rd	EB	820	845	1.82%	31	876	14%	out	7	883
		WB	756	779	1.82%	29	808	14%	in	3	811
Old Kings Road	North of Bulow Pkwy	NB	178	183	1.00%	4	187	56%	out	26	213
		SB	108	111	1.00%	2	113	56%	in	13	126
	South of Bulow Pkwy	NB	148	152	1.00%	3	155	44%	in	11	166
		SB	117	121	1.00%	2	123	44%	out	21	144
Old Dixie Highway	West of Old Kings Rd	EB	170	175	2.26%	8	183	35%	in	8	191
		WB	271	279	2.26%	13	292	35%	out	16	308
	East of Old Kings Rd	EB	270	278	2.26%	13	291	9%	out	4	295
		WB	409	421	2.26%	19	440	9%	in	2	442
PM PEAK HOUR											
SR 100	West of Old Kings Rd	EB	1084	1117	1.82%	41	1158	26%	in	21	1,179
		WB	1053	1085	1.82%	40	1125	26%	out	15	1,140
	East of Old Kings Rd	EB	946	974	1.82%	36	1010	14%	out	8	1,018
		WB	954	983	1.82%	36	1019	14%	in	11	1,030
Old Kings Road	North of Bulow Pkwy	NB	146	150	1.00%	3	153	56%	out	32	185
		SB	182	187	1.00%	4	191	56%	in	46	237
	South of Bulow Pkwy	NB	153	158	1.00%	3	161	44%	in	36	197
		SB	175	180	1.00%	4	184	44%	out	25	209
Old Dixie Highway	West of Old Kings Rd	EB	282	290	2.26%	13	303	35%	in	29	332
		WB	228	235	2.26%	11	246	35%	out	20	266
	East of Old Kings Rd	EB	428	441	2.26%	20	461	9%	out	5	466
		WB	303	312	2.26%	14	326	9%	in	7	333

Link Volume Development Worksheet: 2022

Bulow Plantation

Roadway	Location	Direction	Year 2016 Observed Volume	2016 Seasonal Volume	Growth Rate	Background Traffic Growth	2022 Background Traffic	Percent Assignment	in/out?	Project Traffic	2022 Total Traffic
AM PEAK HOUR											
SR 100	West of Old Kings Rd	EB	1020	1051	1.82%	120	1171	26%	in	12	1,183
		WB	982	1011	1.82%	116	1127	26%	out	24	1,151
	East of Old Kings Rd	EB	820	845	1.82%	97	942	14%	out	13	955
		WB	756	779	1.82%	89	868	14%	in	6	874
Old Kings Road	North of Bulow Pkwy	NB	178	183	1.00%	11	194	56%	out	51	245
		SB	108	111	1.00%	7	118	56%	in	25	143
	South of Bulow Pkwy	NB	148	152	1.00%	9	161	44%	in	20	181
		SB	117	121	1.00%	7	128	44%	out	40	168
Old Dixie Highway	West of Old Kings Rd	EB	170	175	2.26%	25	200	35%	in	16	216
		WB	271	279	2.26%	40	319	35%	out	32	351
	East of Old Kings Rd	EB	270	278	2.26%	40	318	9%	out	8	326
		WB	409	421	2.26%	60	481	9%	in	4	485
PM PEAK HOUR											
SR 100	West of Old Kings Rd	EB	1084	1117	1.82%	128	1245	26%	in	41	1,286
		WB	1053	1085	1.82%	124	1209	26%	out	28	1,237
	East of Old Kings Rd	EB	946	974	1.82%	111	1085	14%	out	15	1,100
		WB	954	983	1.82%	112	1095	14%	in	22	1,117
Old Kings Road	North of Bulow Pkwy	NB	146	150	1.00%	9	159	56%	out	61	220
		SB	182	187	1.00%	12	199	56%	in	87	286
	South of Bulow Pkwy	NB	153	158	1.00%	10	168	44%	in	69	237
		SB	175	180	1.00%	11	191	44%	out	48	239
Old Dixie Highway	West of Old Kings Rd	EB	282	290	2.26%	42	332	35%	in	55	387
		WB	228	235	2.26%	34	269	35%	out	38	307
	East of Old Kings Rd	EB	428	441	2.26%	63	504	9%	out	10	514
		WB	303	312	2.26%	45	357	9%	in	14	371

BULOW PLANTATION Flagler County, Florida

EXISTING (2016) AND FUTURE (2018) VOLUME DEVELOPMENT SHEET SR 100 & Old Kings Road

AM PEAK HOUR

 IN OUT
 24 47

Existing Year: 2016

Future Year: 2018

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
8:00 AM	22	27	35	36	7	13	30	124	54	21	146	11
8:15 AM	30	43	28	70	26	29	34	118	92	37	139	11
8:30 AM	38	71	39	47	49	30	36	131	93	58	154	16
8:45 AM	43	51	31	77	51	50	36	150	45	23	116	10
PHF	0.77			0.68			0.91			0.81		
2016 Existing Traffic	133	192	133	230	133	122	136	523	284	139	555	48
PSCF	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	144	207	144	248	144	132	147	565	307	150	599	52
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%
2018 Factored Traffic	147	211	147	253	147	135	152	586	318	155	621	54
2018 Project Traffic Volumes												
Inbound Project Assignment	16%						26%			14%		
Inbound Project Volumes	0	4	0	0	0	0	0	0	6	3	0	0
Outbound Project Assignment				26%	16%	14%						
Outbound Project Volumes	0	0	0	12	8	7	0	0	0	0	0	0
2018 Total Volume	147	215	147	265	155	142	152	586	324	158	621	54

PM PEAK HOUR

 IN OUT
 82 57

Existing Year: 2016

Future Year: 2018

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
4:00 PM	35	30	23	57	33	32	57	169	35	22	142	28
4:15 PM	42	23	19	51	32	27	46	164	33	36	165	24
4:30 PM	27	32	22	53	34	23	48	184	41	32	210	41
4:45 PM	38	30	26	66	31	32	52	186	42	26	170	48
PHF	0.92			0.91			0.94			0.83		
2016 Existing Traffic	142	115	90	227	130	114	203	703	151	116	687	141
PSCF	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	153	124	97	245	140	123	219	759	163	125	742	152
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%
2018 Factored Traffic	156	126	99	250	143	125	227	787	169	130	769	158
2018 Project Traffic Volumes												
Inbound Project Assignment	16%						26%			14%		
Inbound Project Volumes	0	13	0	0	0	0	0	0	21	11	0	0
Outbound Project Assignment				26%	16%	14%						
Outbound Project Volumes	0	0	0	15	9	8	0	0	0	0	0	0
2018 Total Volume	156	139	99	265	152	133	227	787	190	141	769	158

**BULOW PLANTATION
Flagler County, Florida**

**EXISTING (2016) AND FUTURE (2018) VOLUME DEVELOPMENT SHEET
Old Kings Road & Bulow Plantation Parkway**

AM PEAK HOUR

IN OUT
24 47

Existing Year: 2016

Future Year: 2018

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
8:00 AM	1	23	0	0	26	2				4	0	5
8:15 AM	2	18	0	0	27	3				4	0	8
8:30 AM	6	20	0	0	50	1				3	0	7
8:45 AM	4	32	0	0	32	3				6	0	8
PHF		0.74			0.71						0.80	
2016 Existing Traffic	13	93	0	0	135	9				17	0	28
PSCF	1.08	1.08	1.08	1.08	1.08	1.08				1.08	1.08	1.08
2016 Peak Season Traffic	14	100	0	0	146	10				18	0	30
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%				1.00%	1.00%	1.00%
2018 Factored Traffic	14	102	0	0	149	10				18	0	31
2018 Project Traffic Volumes												
Inbound Project Assignment	56%					44%						
Inbound Project Volumes	13	0	0	0	0	11				0	0	0
Outbound Project Assignment										44%		56%
Outbound Project Volumes	0	0	0	0	0	0				21	0	26
2018 Total Volume	27	102	0	0	149	21				39	0	57

PM PEAK HOUR

IN OUT
82 57

Existing Year: 2016

Future Year: 2018

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
4:00 PM	8	39	0	0	26	11				3		8
4:15 PM	9	38	0	0	24	6				4		9
4:30 PM	8	38	0	0	27	13				7		9
4:45 PM	9	42	0	0	23	11				5		7
PHF		0.94			0.88						0.81	
2016 Existing Traffic	34	157	0	0	100	41				19	0	33
PSCF	1.08	1.08	1.08	1.08	1.08	1.08				1.08	1.08	1.08
2016 Peak Season Traffic	37	170	0	0	108	44				21	0	36
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%				1.00%	1.00%	1.00%
2018 Factored Traffic	38	173	0	0	110	45				21	0	37
2018 Project Traffic Volumes												
Inbound Project Assignment	56%					44%						
Inbound Project Volumes	46	0	0	0	0	36				0	0	0
Outbound Project Assignment										44%		56%
Outbound Project Volumes	0	0	0	0	0	0				25	0	32
2018 Total Volume	84	173	0	0	110	81				46	0	69

**BULOW PLANTATION
Flagler County, Florida**

**EXISTING (2016) AND FUTURE (2018) VOLUME DEVELOPMENT SHEET
Old Dixie Highway & Old Kings Road South**

AM PEAK HOUR

IN OUT
24 47

Existing Year: 2016

Future Year: 2018

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
8:00 AM	4	0	35				14	31	0	0	60	8
8:15 AM	3	0	38				33	29	0	0	47	9
8:30 AM	5	0	42				25	48	0	0	62	8
8:45 AM	7	0	52				26	34	0	0	51	7
PHF		0.79						0.82			0.90	
2016 Existing Traffic	19	0	167				98	142	0	0	220	32
PSCF	1.08	1.08	1.08				1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	21	0	180				106	153	0	0	238	35
Growth Factor Per Year	1.00%	1.00%	1.00%				2.26%	2.26%	2.26%	2.26%	2.26%	2.26%
2018 Factored Traffic	21	0	184				111	160	0	0	249	37
2018 Project Traffic Volumes												
Inbound Project Assignment							35%					9%
Inbound Project Volumes	0	0	0				8	0	0	0	0	2
Outbound Project Assignment	9%		35%									
Outbound Project Volumes	4	0	16				0	0	0	0	0	0
2018 Total Volume	25	0	200				119	160	0	0	249	39

PM PEAK HOUR

IN OUT
82 57

Existing Year: 2016

Future Year: 2018

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
4:00 PM	5	0	26				37	46		0	47	7
4:15 PM	13	0	26				35	62		0	36	11
4:30 PM	12	0	34				43	60		0	57	12
4:45 PM	17	0	21				31	63		0	43	14
PHF		0.84						0.92			0.82	
2016 Existing Traffic	47	0	107				146	231	0	0	183	44
PSCF	1.08	1.08	1.08				1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	51	0	116				158	249	0	0	198	48
Growth Factor Per Year	1.00%	1.00%	1.00%				2.26%	2.26%	2.26%	2.26%	2.26%	2.26%
2018 Factored Traffic	52	0	118				165	260	0	0	207	50
2018 Project Traffic Volumes												
Inbound Project Assignment							35%					9%
Inbound Project Volumes	0	0	0				29	0	0	0	0	7
Outbound Project Assignment	9%		35%									
Outbound Project Volumes	5	0	20				0	0	0	0	0	0
2018 Total Volume	57	0	138				194	260	0	0	207	57

**BULOW PLANTATION
Flagler County, Florida**

**EXISTING (2016) AND FUTURE (2022) VOLUME DEVELOPMENT SHEET
SR 100 & Old Kings Road**

AM PEAK HOUR

IN OUT
45 91

Existing Year: 2016

Future Year: 2022

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
8:00 AM	22	27	35	36	7	13	30	124	54	21	146	11
8:15 AM	30	43	28	70	26	29	34	118	92	37	139	11
8:30 AM	38	71	39	47	49	30	36	131	93	58	154	16
8:45 AM	43	51	31	77	51	50	36	150	45	23	116	10
PHF		0.77			0.68			0.91			0.81	
2016 Existing Traffic	133	192	133	230	133	122	136	523	284	139	555	48
PSCF	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	144	207	144	248	144	132	147	565	307	150	599	52
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%
2022 Factored Traffic	153	219	153	263	153	140	163	627	341	166	664	58
2022 Project Traffic Volumes												
Inbound Project Assignment		16%							26%	14%		
Inbound Project Volumes	0	7	0	0	0	0	0	0	12	6	0	0
Outbound Project Assignment				26%	16%	14%						
Outbound Project Volumes	0	0	0	24	15	13	0	0	0	0	0	0
2022 Total Volume	153	226	153	287	168	153	163	627	353	172	664	58

PM PEAK HOUR

IN OUT
156 109

Existing Year: 2016

Future Year: 2022

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right									
4:00 PM	35	30	23	57	33	32	57	169	35	22	142	28
4:15 PM	42	23	19	51	32	27	46	164	33	36	165	24
4:30 PM	27	32	22	53	34	23	48	184	41	32	210	41
4:45 PM	38	30	26	66	31	32	52	186	42	26	170	48
PHF		0.92			0.91			0.94			0.83	
2016 Existing Traffic	142	115	90	227	130	114	203	703	151	116	687	141
PSCF	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	153	124	97	245	140	123	219	759	163	125	742	152
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%
2022 Factored Traffic	162	131	103	260	148	130	243	842	181	139	823	169
2022 Project Traffic Volumes												
Inbound Project Assignment		16%							26%	14%		
Inbound Project Volumes	0	25	0	0	0	0	0	0	41	22	0	0
Outbound Project Assignment				26%	16%	14%						
Outbound Project Volumes	0	0	0	28	17	15	0	0	0	0	0	0
2022 Total Volume	162	156	103	288	165	145	243	842	222	161	823	169

**BULOW PLANTATION
Flagler County, Florida**

**EXISTING (2016) AND FUTURE (2022) VOLUME DEVELOPMENT SHEET
Old Kings Road & Bulow Plantation Parkway**

AM PEAK HOUR

IN OUT
45 91

Existing Year: 2016

Future Year: 2022

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
8:00 AM	1	23	0	0	26	2				4	0	5
8:15 AM	2	18	0	0	27	3				4	0	8
8:30 AM	6	20	0	0	50	1				3	0	7
8:45 AM	4	32	0	0	32	3				6	0	8
PHF		0.74			0.71						0.80	
2016 Existing Traffic	13	93	0	0	135	9				17	0	28
PSCF	1.08	1.08	1.08	1.08	1.08	1.08				1.08	1.08	1.08
2016 Peak Season Traffic	14	100	0	0	146	10				18	0	30
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%				1.00%	1.00%	1.00%
2022 Factored Traffic	15	106	0	0	155	11				19	0	32
2022 Project Traffic Volumes												
Inbound Project Assignment	56%					44%						
Inbound Project Volumes	25	0	0	0	0	20				0	0	0
Outbound Project Assignment										44%		56%
Outbound Project Volumes	0	0	0	0	0	0				40	0	51
2022 Total Volume	40	106	0	0	155	31				59	0	83

PM PEAK HOUR

IN OUT
156 109

Existing Year: 2016

Future Year: 2022

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
4:00 PM	8	39	0	0	26	11				3		8
4:15 PM	9	38	0	0	24	6				4		9
4:30 PM	8	38	0	0	27	13				7		9
4:45 PM	9	42	0	0	23	11				5		7
PHF		0.94			0.88						0.81	
2016 Existing Traffic	34	157	0	0	100	41				19	0	33
PSCF	1.08	1.08	1.08	1.08	1.08	1.08				1.08	1.08	1.08
2016 Peak Season Traffic	37	170	0	0	108	44				21	0	36
Growth Factor Per Year	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%				1.00%	1.00%	1.00%
2022 Factored Traffic	39	180	0	0	114	47				22	0	38
2022 Project Traffic Volumes												
Inbound Project Assignment	56%					44%						
Inbound Project Volumes	87	0	0	0	0	69				0	0	0
Outbound Project Assignment										44%		56%
Outbound Project Volumes	0	0	0	0	0	0				48	0	61
2022 Total Volume	126	180	0	0	114	116				70	0	99

**BULOW PLANTATION
Flagler County, Florida**

**EXISTING (2016) AND FUTURE (2022) VOLUME DEVELOPMENT SHEET
Old Dixie Highway & Old Kings Road South**

AM PEAK HOUR

IN OUT
45 91

Existing Year: 2016

Future Year: 2022

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
8:00 AM	4	0	35				14	31	0	0	60	8
8:15 AM	3	0	38				33	29	0	0	47	9
8:30 AM	5	0	42				25	48	0	0	62	8
8:45 AM	7	0	52				26	34	0	0	51	7
PHF		0.79						0.82			0.90	
2016 Existing Traffic	19	0	167				98	142	0	0	220	32
PSCF	1.08	1.08	1.08				1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	21	0	180				106	153	0	0	238	35
Growth Factor Per Year	1.00%	1.00%	1.00%				2.26%	2.26%	2.26%	2.26%	2.26%	2.26%
2022 Factored Traffic	22	0	191				120	174	0	0	270	40
2022 Project Traffic Volumes												
Inbound Project Assignment							35%					9%
Inbound Project Volumes	0	0	0				16	0	0	0	0	4
Outbound Project Assignment	9%		35%									
Outbound Project Volumes	8	0	32				0	0	0	0	0	0
2022 Total Volume	30	0	223				136	174	0	0	270	44

PM PEAK HOUR

IN OUT
156 109

Existing Year: 2016

Future Year: 2022

Description	Southbound			Northbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
4:00 PM	5	0	26				37	46		0	47	7
4:15 PM	13	0	26				35	62		0	36	11
4:30 PM	12	0	34				43	60		0	57	12
4:45 PM	17	0	21				31	63		0	43	14
PHF		0.84						0.92			0.82	
2016 Existing Traffic	47	0	107				146	231	0	0	183	44
PSCF	1.08	1.08	1.08				1.08	1.08	1.08	1.08	1.08	1.08
2016 Peak Season Traffic	51	0	116				158	249	0	0	198	48
Growth Factor Per Year	1.00%	1.00%	1.00%				2.26%	2.26%	2.26%	2.26%	2.26%	2.26%
2022 Factored Traffic	54	0	123				179	283	0	0	225	55
2022 Project Traffic Volumes												
Inbound Project Assignment							35%					9%
Inbound Project Volumes	0	0	0				55	0	0	0	0	14
Outbound Project Assignment	9%		35%									
Outbound Project Volumes	10	0	38				0	0	0	0	0	0
2022 Total Volume	64	0	161				234	283	0	0	225	69

Appendix F:

Intersection Analysis Sheets: Future Conditions

HCM 2010 Signalized Intersection Summary

5: Old Kings Rd & SR 100

12/21/2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	152	586	324	158	621	54	265	155	142	147	215	147
Future Volume (veh/h)	152	586	324	158	621	54	265	155	142	147	215	147
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1743	1792	1863	1727	1845	1900	1727	1845	1810	1900	1810	1863
Adj Flow Rate, veh/h	165	637	352	172	675	59	288	168	0	160	234	160
Adj No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	9	6	2	10	3	0	10	3	5	0	5	2
Cap, veh/h	197	920	428	206	943	434	293	585	487	403	573	502
Arrive On Green	0.12	0.27	0.27	0.13	0.27	0.27	0.32	0.32	0.00	0.32	0.32	0.32
Sat Flow, veh/h	1660	3406	1583	1645	3505	1615	914	1845	1538	1237	1810	1583
Grp Volume(v), veh/h	165	637	352	172	675	59	288	168	0	160	234	160
Grp Sat Flow(s),veh/h/ln	1660	1703	1583	1645	1752	1615	914	1845	1538	1237	1810	1583
Q Serve(g_s), s	7.3	12.6	15.7	7.7	13.1	2.1	16.2	5.1	0.0	8.4	7.6	5.8
Cycle Q Clear(g_c), s	7.3	12.6	15.7	7.7	13.1	2.1	23.8	5.1	0.0	13.5	7.6	5.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	197	920	428	206	943	434	293	585	487	403	573	502
V/C Ratio(X)	0.84	0.69	0.82	0.84	0.72	0.14	0.98	0.29	0.00	0.40	0.41	0.32
Avail Cap(c_a), veh/h	197	920	428	208	943	434	293	585	487	410	583	510
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.4	24.6	25.7	32.1	24.9	20.8	32.0	19.3	0.0	24.4	20.1	19.5
Incr Delay (d2), s/veh	26.1	4.3	16.2	24.3	4.6	0.7	47.8	0.3	0.0	0.6	0.5	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	6.5	8.8	4.9	6.9	1.0	9.8	2.7	0.0	2.9	3.8	2.6
LnGrp Delay(d),s/veh	58.5	28.9	41.9	56.4	29.5	21.5	79.9	19.5	0.0	25.0	20.6	19.9
LnGrp LOS	E	C	D	E	C	C	E	B		C	C	B
Approach Vol, veh/h		1154			906			456			554	
Approach Delay, s/veh		37.1			34.1			57.6			21.6	
Approach LOS		D			C			E			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	17.0	27.1		31.0	16.9	27.2		31.0				
Change Period (Y+Rc), s	* 8.1	* 6.9		7.2	* 7.5	6.9		* 7.2				
Max Green Setting (Gmax), s	* 8.9	* 20		23.8	* 9.5	20.1		* 24				
Max Q Clear Time (g_c+I1), s	9.3	15.1		25.8	9.7	17.7		15.5				
Green Ext Time (p_c), s	0.0	3.7		0.0	0.0	1.9		3.3				
Intersection Summary												
HCM 2010 Ctrl Delay				36.5								
HCM 2010 LOS				D								
Notes												

HCM 2010 TWSC
 3: Old Kings Rd & Bulow Pkwy

12/21/2016

Intersection

Int Delay, s/veh 3.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	39	57	149	21	27	102
Future Vol, veh/h	39	57	149	21	27	102
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	185	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	7	6	11	0	5
Mvmt Flow	42	62	162	23	29	111

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	332	162	0
Stage 1	162	-	-
Stage 2	170	-	-
Critical Hdwy	6.4	6.27	4.1
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.363	2.2
Pot Cap-1 Maneuver	667	870	1429
Stage 1	872	-	-
Stage 2	865	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	653	870	1429
Mov Cap-2 Maneuver	653	-	-
Stage 1	872	-	-
Stage 2	847	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.4	0	1.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	767	1429
HCM Lane V/C Ratio	-	-	0.136	0.021
HCM Control Delay (s)	-	-	10.4	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1

HCM 2010 TWSC
 8: Old Dixie Hwy & Old Kings Rd

12/21/2016

Intersection

Int Delay, s/veh 5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	119	160	249	39	25	200
Future Vol, veh/h	119	160	249	39	25	200
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	135	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	7	2	1	0	0	8
Mvmt Flow	129	174	271	42	27	217

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	271	0	704
Stage 1	-	-	271
Stage 2	-	-	433
Critical Hdwy	4.17	-	6.4
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.4
Follow-up Hdwy	2.263	-	3.5
Pot Cap-1 Maneuver	1264	-	406
Stage 1	-	-	779
Stage 2	-	-	658
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1264	-	365
Mov Cap-2 Maneuver	-	-	365
Stage 1	-	-	779
Stage 2	-	-	591

Approach	EB	WB	SB
HCM Control Delay, s	3.5	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1264	-	-	-	673
HCM Lane V/C Ratio	0.102	-	-	-	0.363
HCM Control Delay (s)	8.2	-	-	-	13.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	1.7

HCM 2010 Signalized Intersection Summary
 5: Old Kings Rd & SR 100

12/21/2016

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	227	787	190	141	769	158	265	152	133	156	139	99
Future Volume (veh/h)	227	787	190	141	769	158	265	152	133	156	139	99
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1845	1845	1845	1827	1881	1863	1863	1845	1881	1827	1845
Adj Flow Rate, veh/h	247	855	207	153	836	172	288	165	0	170	151	108
Adj No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	3	3	4	1	2	2	3	1	4	3
Cap, veh/h	270	1096	490	179	888	408	403	651	548	430	638	547
Arrive On Green	0.15	0.31	0.31	0.10	0.26	0.26	0.35	0.35	0.00	0.35	0.35	0.35
Sat Flow, veh/h	1774	3505	1565	1757	3471	1596	1115	1863	1568	1227	1827	1567
Grp Volume(v), veh/h	247	855	207	153	836	172	288	165	0	170	151	108
Grp Sat Flow(s),veh/h/ln	1774	1752	1565	1757	1736	1596	1115	1863	1568	1227	1827	1567
Q Serve(g_s), s	12.5	20.3	9.6	7.8	21.6	8.2	22.6	5.8	0.0	10.5	5.4	4.4
Cycle Q Clear(g_c), s	12.5	20.3	9.6	7.8	21.6	8.2	27.9	5.8	0.0	16.3	5.4	4.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	270	1096	490	179	888	408	403	651	548	430	638	547
V/C Ratio(X)	0.92	0.78	0.42	0.86	0.94	0.42	0.71	0.25	0.00	0.40	0.24	0.20
Avail Cap(c_a), veh/h	270	1096	490	179	888	408	448	725	610	484	719	617
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.2	28.6	24.9	40.4	33.3	28.4	31.0	21.2	0.0	27.1	21.1	20.8
Incr Delay (d2), s/veh	33.5	5.5	2.7	31.3	18.9	3.2	4.8	0.2	0.0	0.6	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.6	10.6	4.5	5.3	12.7	4.0	7.5	3.0	0.0	3.6	2.7	1.9
LnGrp Delay(d),s/veh	71.7	34.1	27.5	71.7	52.2	31.5	35.8	21.4	0.0	27.6	21.3	21.0
LnGrp LOS	E	C	C	E	D	C	D	C		C	C	C
Approach Vol, veh/h		1309			1161			453			429	
Approach Delay, s/veh		40.1			51.7			30.6			23.7	
Approach LOS		D			D			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	22.0	30.3		39.1	16.8	35.5		39.1				
Change Period (Y+Rc), s	* 8.1	* 6.9		7.2	* 7.5	6.9		* 7.2				
Max Green Setting (Gmax), s	* 14	* 23		35.6	* 9.3	28.5		* 36				
Max Q Clear Time (g_c+I1), s	14.5	23.6		29.9	9.8	22.3		18.3				
Green Ext Time (p_c), s	0.0	0.0		2.0	0.0	5.0		3.6				
Intersection Summary												
HCM 2010 Ctrl Delay			40.8									
HCM 2010 LOS			D									
Notes												

HCM 2010 TWSC
 3: Old Kings Rd & Bulow Pkwy

12/21/2016

Intersection

Int Delay, s/veh 3.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	46	69	110	81	84	173
Future Vol, veh/h	46	69	110	81	84	173
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	185	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	3	2	0	3	0
Mvmt Flow	50	75	120	88	91	188

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	491	120	0
Stage 1	120	-	-
Stage 2	371	-	-
Critical Hdwy	6.4	6.23	4.13
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.327	2.227
Pot Cap-1 Maneuver	540	929	1462
Stage 1	910	-	-
Stage 2	702	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	506	929	1462
Mov Cap-2 Maneuver	506	-	-
Stage 1	910	-	-
Stage 2	658	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	2.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	696	1462
HCM Lane V/C Ratio	-	-	0.18	0.062
HCM Control Delay (s)	-	-	11.3	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.7	0.2

HCM 2010 TWSC
8: Old Dixie Hwy & Old Kings Rd

12/21/2016

Intersection

Int Delay, s/veh 5.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	194	260	207	57	57	138
Future Vol, veh/h	194	260	207	57	57	138
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	135	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	1	3	0	2	3
Mvmt Flow	211	283	225	62	62	150

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	225	0	225
Stage 1	-	-	225
Stage 2	-	-	704
Critical Hdwy	4.12	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	3.518
Pot Cap-1 Maneuver	1344	-	812
Stage 1	-	-	812
Stage 2	-	-	490
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1344	-	812
Mov Cap-2 Maneuver	-	-	250
Stage 1	-	-	812
Stage 2	-	-	413

Approach	EB	WB	SB
HCM Control Delay, s	3.5	0	17.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1344	-	-	-	490
HCM Lane V/C Ratio	0.157	-	-	-	0.433
HCM Control Delay (s)	8.2	-	-	-	17.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.6	-	-	-	2.2

HCM 2010 Signalized Intersection Summary

5: Old Kings Rd & SR 100

12/21/2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	152	586	324	158	621	54	265	155	142	147	215	147
Future Volume (veh/h)	152	586	324	158	621	54	265	155	142	147	215	147
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1743	1792	1863	1727	1845	1900	1727	1845	1810	1900	1810	1863
Adj Flow Rate, veh/h	165	637	352	172	675	59	288	168	0	160	234	160
Adj No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	9	6	2	10	3	0	10	3	5	0	5	2
Cap, veh/h	197	920	428	206	943	434	293	585	487	403	573	502
Arrive On Green	0.12	0.27	0.27	0.13	0.27	0.27	0.32	0.32	0.00	0.32	0.32	0.32
Sat Flow, veh/h	1660	3406	1583	1645	3505	1615	914	1845	1538	1237	1810	1583
Grp Volume(v), veh/h	165	637	352	172	675	59	288	168	0	160	234	160
Grp Sat Flow(s),veh/h/ln	1660	1703	1583	1645	1752	1615	914	1845	1538	1237	1810	1583
Q Serve(g_s), s	7.3	12.6	15.7	7.7	13.1	2.1	16.2	5.1	0.0	8.4	7.6	5.8
Cycle Q Clear(g_c), s	7.3	12.6	15.7	7.7	13.1	2.1	23.8	5.1	0.0	13.5	7.6	5.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	197	920	428	206	943	434	293	585	487	403	573	502
V/C Ratio(X)	0.84	0.69	0.82	0.84	0.72	0.14	0.98	0.29	0.00	0.40	0.41	0.32
Avail Cap(c_a), veh/h	197	920	428	208	943	434	293	585	487	410	583	510
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.4	24.6	25.7	32.1	24.9	20.8	32.0	19.3	0.0	24.4	20.1	19.5
Incr Delay (d2), s/veh	26.1	4.3	16.2	24.3	4.6	0.7	47.8	0.3	0.0	0.6	0.5	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	6.5	8.8	4.9	6.9	1.0	9.8	2.7	0.0	2.9	3.8	2.6
LnGrp Delay(d),s/veh	58.5	28.9	41.9	56.4	29.5	21.5	79.9	19.5	0.0	25.0	20.6	19.9
LnGrp LOS	E	C	D	E	C	C	E	B		C	C	B
Approach Vol, veh/h		1154			906			456			554	
Approach Delay, s/veh		37.1			34.1			57.6			21.6	
Approach LOS		D			C			E			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	17.0	27.1		31.0	16.9	27.2		31.0				
Change Period (Y+Rc), s	* 8.1	* 6.9		7.2	* 7.5	6.9		* 7.2				
Max Green Setting (Gmax), s	* 8.9	* 20		23.8	* 9.5	20.1		* 24				
Max Q Clear Time (g_c+I1), s	9.3	15.1		25.8	9.7	17.7		15.5				
Green Ext Time (p_c), s	0.0	3.7		0.0	0.0	1.9		3.3				
Intersection Summary												
HCM 2010 Ctrl Delay				36.5								
HCM 2010 LOS				D								
Notes												

HCM 2010 TWSC
 3: Old Kings Rd & Bulow Pkwy

12/21/2016

Intersection

Int Delay, s/veh 4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	59	83	155	31	40	106
Future Vol, veh/h	59	83	155	31	40	106
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	185	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	7	6	11	0	5
Mvmt Flow	64	90	168	34	43	115

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	370	168	0
Stage 1	168	-	-
Stage 2	202	-	-
Critical Hdwy	6.4	6.27	4.1
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.363	2.2
Pot Cap-1 Maneuver	634	863	1422
Stage 1	867	-	-
Stage 2	837	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	615	863	1422
Mov Cap-2 Maneuver	615	-	-
Stage 1	867	-	-
Stage 2	812	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.2	0	2.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	739	1422
HCM Lane V/C Ratio	-	-	0.209	0.031
HCM Control Delay (s)	-	-	11.2	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.8	0.1

HCM 2010 TWSC
 8: Old Dixie Hwy & Old Kings Rd

12/21/2016

Intersection

Int Delay, s/veh	5.6
------------------	-----

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	136	174	270	44	30	223
Future Vol, veh/h	136	174	270	44	30	223
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	135	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	7	2	1	0	0	8
Mvmt Flow	148	189	293	48	33	242

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	293	0	778
Stage 1	-	-	293
Stage 2	-	-	485
Critical Hdwy	4.17	-	6.4
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.4
Follow-up Hdwy	2.263	-	3.5
Pot Cap-1 Maneuver	1241	-	368
Stage 1	-	-	762
Stage 2	-	-	623
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1241	-	324
Mov Cap-2 Maneuver	-	-	324
Stage 1	-	-	762
Stage 2	-	-	549

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	14.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1241	-	-	-	637
HCM Lane V/C Ratio	0.119	-	-	-	0.432
HCM Control Delay (s)	8.3	-	-	-	14.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.4	-	-	-	2.2

HCM 2010 Signalized Intersection Summary

5: Old Kings Rd & SR 100

02/08/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	243	842	222	161	823	169	288	165	145	162	156	103
Future Volume (veh/h)	243	842	222	161	823	169	288	165	145	162	156	103
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1845	1845	1845	1827	1881	1863	1863	1845	1881	1827	1845
Adj Flow Rate, veh/h	264	915	241	175	895	184	313	179	0	176	170	112
Adj No. of Lanes	1	2	1	1	2	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	3	3	4	1	2	2	3	1	4	3
Cap, veh/h	297	1115	498	207	909	418	369	626	527	398	614	526
Arrive On Green	0.17	0.32	0.32	0.12	0.26	0.26	0.34	0.34	0.00	0.34	0.34	0.34
Sat Flow, veh/h	1774	3505	1565	1757	3471	1596	1092	1863	1568	1211	1827	1567
Grp Volume(v), veh/h	264	915	241	175	895	184	313	179	0	176	170	112
Grp Sat Flow(s),veh/h/ln	1774	1752	1565	1757	1736	1596	1092	1863	1568	1211	1827	1567
Q Serve(g_s), s	13.8	22.8	11.7	9.2	24.3	9.1	25.4	6.7	0.0	11.8	6.4	4.8
Cycle Q Clear(g_c), s	13.8	22.8	11.7	9.2	24.3	9.1	31.8	6.7	0.0	18.5	6.4	4.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	297	1115	498	207	909	418	369	626	527	398	614	526
V/C Ratio(X)	0.89	0.82	0.48	0.85	0.98	0.44	0.85	0.29	0.00	0.44	0.28	0.21
Avail Cap(c_a), veh/h	317	1115	498	213	909	418	369	626	527	451	695	596
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.5	29.8	26.0	40.9	34.7	29.1	35.5	23.1	0.0	29.9	23.0	22.5
Incr Delay (d2), s/veh	24.1	6.8	3.3	25.2	26.3	3.3	16.8	0.2	0.0	0.8	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.7	12.1	5.6	5.9	14.9	4.4	9.8	3.5	0.0	4.0	3.3	2.1
LnGrp Delay(d),s/veh	62.6	36.6	29.4	66.1	61.1	32.5	52.3	23.3	0.0	30.6	23.2	22.7
LnGrp LOS	E	D	C	E	E	C	D	C		C	C	C
Approach Vol, veh/h		1420			1254			492			458	
Approach Delay, s/veh		40.2			57.6			41.7			25.9	
Approach LOS		D			E			D			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	24.0	31.7		39.0	18.6	37.0		39.0				
Change Period (Y+Rc), s	* 8.1	* 6.9		7.2	* 7.5	6.9		* 7.2				
Max Green Setting (Gmax), s	* 17	* 24		31.8	* 12	30.1		* 36				
Max Q Clear Time (g_c+I1), s	15.8	26.3		33.8	11.2	24.8		20.5				
Green Ext Time (p_c), s	0.1	0.0		0.0	0.0	4.5		3.8				
Intersection Summary												
HCM 2010 Ctrl Delay			44.6									
HCM 2010 LOS			D									
Notes												

HCM 2010 TWSC
 3: Old Kings Rd & Bulow Pkwy

12/21/2016

Intersection

Int Delay, s/veh	4.6
------------------	-----

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	70	99	114	116	126	180
Future Vol, veh/h	70	99	114	116	126	180
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	185	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	3	2	0	3	0
Mvmt Flow	76	108	124	126	137	196

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	594	124	0	0	124	0
Stage 1	124	-	-	-	-	-
Stage 2	470	-	-	-	-	-
Critical Hdwy	6.4	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	471	924	-	-	1457	-
Stage 1	907	-	-	-	-	-
Stage 2	633	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	427	924	-	-	1457	-
Mov Cap-2 Maneuver	427	-	-	-	-	-
Stage 1	907	-	-	-	-	-
Stage 2	573	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	13.2		0		3.2
HCM LOS	B				

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	623	1457
HCM Lane V/C Ratio	-	-	0.295	0.094
HCM Control Delay (s)	-	-	13.2	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	1.2	0.3

HCM 2010 TWSC
 8: Old Dixie Hwy & Old Kings Rd

12/21/2016

Intersection

Int Delay, s/veh	7.1
------------------	-----

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Traffic Vol, veh/h	234	283	225	69	64	161
Future Vol, veh/h	234	283	225	69	64	161
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	135	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	1	3	0	2	3
Mvmt Flow	254	308	245	75	70	175

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	245	0	1061
Stage 1	-	-	245
Stage 2	-	-	816
Critical Hdwy	4.12	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	3.518
Pot Cap-1 Maneuver	1321	-	248
Stage 1	-	-	796
Stage 2	-	-	435
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1321	-	200
Mov Cap-2 Maneuver	-	-	200
Stage 1	-	-	796
Stage 2	-	-	351

Approach	EB	WB	SB
HCM Control Delay, s	3.8	0	23.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1321	-	-	-	430
HCM Lane V/C Ratio	0.193	-	-	-	0.569
HCM Control Delay (s)	8.4	-	-	-	23.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.7	-	-	-	3.4



September 20, 2016

Mr. Adam Mengel
Director of Planning and Zoning
Flagler County
1769 East Moody Boulevard
Building 2, Suite 105
Bunnell, FL 32110

RECEIVED
SEP 21 2016
FLAGLER COUNTY
PLANNING & ZONING DEPT

**RE: Senate Bill 2156 Permit Extension Notification
Bulow Plantation DRI
Bulow Planation PUD**

Dear Mr. Mengel,

Please consider this letter a formal notification to Flagler County (County) that the referenced project is entitled to a six-month plus sixty-day extension of "The expiration of a development order issued by a local government", in accordance with section 494 of Florida Senate Bill 2156 (SB 2156). As stated in SB 2156, the period remaining to exercise the rights under a permit or other authorization is tolled for the duration of the declaration of a state of emergency by the Governor as well as extended an additional 6 months. A state of emergency was declared by the Governor on June 5, 2016, via Executive Order Number 16-136, due to Tropical Storm Colin. Following is a summary of known development orders associated with the referenced project eligible for extension. This six-month plus sixty-day extension may also be applicable to other development orders associated with the Bulow Plantation project that are not necessarily listed below:

Development Order

- Bulow Plantation Development of Regional Impact Development Order
- Bulow Plantation Planned Unit Development (PUD) Zoning Ordinance

Please consider this letter formal notice of the permit holder's intent to exercise the six-month plus sixty-day extension granted under SB 2156 for The Bulow Plantation project approvals. Please feel free to contact me if you should have any questions.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "William J. Schilling Jr.", written in a cursive style.

William J. Schilling Jr., P.E.
Senior Vice President

cc: Ryan Shoup
Joseph P. Mecca, PE
Mark Shelton, AICP



September 20, 2016

RECEIVED
SEP 21 2016
FLAGLER COUNTY
PLANNING & ZONING DEPT

Mr. Adam Mengel
Director of Planning and Zoning
Flagler County
1769 East Moody Boulevard
Building 2, Suite 105
Bunnell, FL 32110

**RE: *Senate Bill 2156 Permit Extension Notification
Bulow Plantation DRI
Bulow Planation PUD***

Dear Mr. Mengel,

Please consider this letter a formal notification to Flagler County (County) that the referenced project is entitled to a six-month plus sixty-day extension of "The expiration of a development order issued by a local government", in accordance with section 494 of Florida Senate Bill 2156 (SB 2156). As stated in SB 2156, the period remaining to exercise the rights under a permit or other authorization is tolled for the duration of the declaration of a state of emergency by the Governor as well as extended an additional 6 months. A state of emergency was declared by the Governor on August 30, 2016, via Executive Order Number 16-205, due to Tropical Storm Hermine. Following is a summary of known development orders associated with the referenced project eligible for extension. This six-month plus sixty-day extension may also be applicable to other development orders associated with the Bulow Plantation project that are not necessarily listed below:

Development Order

- Bulow Plantation Development of Regional Impact Development Order
- Bulow Plantation Planned Unit Development (PUD) Zoning Ordinance

Please consider this letter formal notice of the permit holder's intent to exercise the six-month plus sixty-day extension granted under SB 2156 for The Bulow Plantation project approvals. Please feel free to contact me if you should have any questions.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "William J. Schilling Jr.", written in a cursive style.

William J. Schilling Jr., P.E.
Senior Vice President

cc: Ryan Shoup
Joseph P. Mecca, PE
Mark Shelton, AICP

Adam Mengel

From: Addae-Mensa, Joseph [Joseph.Addae-Mensa@deo.myflorida.com]
Sent: Thursday, September 22, 2016 12:48 PM
To: Mark.Shelton@kimley-horn.com
Cc: Adam Mengel; Stansbury, James; Spiers, Sherry A.; 'epreston@nefrc.org' (epreston@nefrc.org)
Subject: RE: Bulow Plantation DRI/NOPC

Mark,

Thank you for the additional information regarding this NOPC. The Department has reviewed it and has no comment, and therefore the Department does not object to the NOPC.

Your cooperation in this review is appreciated.

Sincerely,
Joseph

Joseph Addae-Mensa, Ph.D.
Planning Analyst
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC 160
Tallahassee, Florida 32399-4120
Phone (850) 717-8476
Fax (850) 717-8522
E-mail: joseph.addae-mensa@deo.myflorida.com



From: Mark.Shelton@kimley-horn.com [mailto:Mark.Shelton@kimley-horn.com]
Sent: Thursday, September 22, 2016 11:38 AM
To: Addae-Mensa, Joseph <Joseph.Addae-Mensa@deo.myflorida.com>
Subject: FW: Bulow Plantation DRI/NOPC

Joseph,

Thanks for your patience in my response. We had a very productive TRC Meeting (Technical Review Committee) with Flagler County yesterday in which we discussed the following dates with Adam Mengel, Planning Director. Please let me know if this is the termination date breakdown you are looking for.

The original DO was adopted by Flagler County on March 6, 2000

The original DO termination date was March 6, 2013 (1 year + 12 years)

The current NOPC is proposing a corrected termination date of July 3, 2021 (Extension of 8 years and 119 days) .

FS 380.06(19)(c)(1)	6 years + 364 days
SB 2156 TS Erika Extension	6 months + 60 days
<u>SB 2156 TS Colin Extension</u>	<u>6 months + 60 days</u>
Total	8 years and 119 days

The Revised NOPC will be proposing a new termination date of March 4, 2022 (Extension of 6 months and 60 days).

SB 2156 TS Hermine Extension	6 months + 60 days
------------------------------	--------------------

Please let me know if you have any further questions.

Thank you again,

Mark

Mark W. Shelton, AICP

Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL 32258

Direct: 904 828 3933 | Mobile: 904 338 1103 | Main: 904 828 3900

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From: Addae-Mensa, Joseph [<mailto:Joseph.Addae-Mensa@deo.myflorida.com>]

Sent: Tuesday, September 20, 2016 4:01 PM

To: Shelton, Mark <Mark.Shelton@kimley-horn.com>

Subject: RE: Bulow Plantation DRI/NOPC

Mark,

The evidence you submitted is consistent with the statute, but help me out with the "math". We have agreed that:

The original DO was adopted by Flagler County on March 6, 2000

The original DO termination date was March 6, 2013 (1 year + 12 years)

The current NOPC is proposing a termination date of July 12, 2021 (8 years, 4 months and 6 days).

Please, break this proposed extension down in the context of SB 2156 .

Thanks,

Joseph

From: Addae-Mensa, Joseph

Sent: Tuesday, September 20, 2016 3:35 PM

To: 'Mark.Shelton@kimley-horn.com' <Mark.Shelton@kimley-horn.com>

Subject: RE: Bulow Plantation DRI/NOPC

Mark,

This information is very helpful. I will look at it and follow-up with you, if I have a question.

Your cooperation in this matter is appreciated.

Thanks,
Joseph

From: Mark.Shelton@kimley-horn.com [mailto:Mark.Shelton@kimley-horn.com]
Sent: Tuesday, September 20, 2016 3:24 PM
To: Addae-Mensa, Joseph <Joseph.Addae-Mensa@deo.myflorida.com>
Subject: RE: Bulow Plantation DRI/NOPC

Joseph,

Good afternoon. Thanks again for your patience with my response. As requested, please see the attached proof of permit extension request submittal and receipt from Flagler County regarding Tropical Storm Erika.

Thank you,

Mark Shelton

Mark W. Shelton, AICP
Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL. 32258
Direct: 904 828 3933 | Mobile: 904 338 1103 | Main: 904 828 3900
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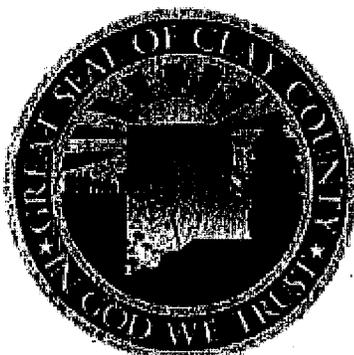
From: Addae-Mensa, Joseph [mailto:Joseph.Addae-Mensa@deo.myflorida.com]
Sent: Friday, September 16, 2016 4:25 PM
To: Shelton, Mark <Mark.Shelton@kimley-horn.com>
Subject: Bulow Plantation DRI/NOPC

Sorry Mark, for this series of emails. I have brought the matter related to this NOPC to my supervisor's attention. Considering that the underlined and strikethrough version of the DO identified all the changes the applicant is proposing, you don't have to bother about the omissions on the NOPC application form. At this point, all we need from you is evidence from your applicant/developer or Flagler County to demonstrate that the County was notified in writing prior to utilizing the statutory extension pursuant to Section 380.06(19)(c)2, F.S. (See the Clay County's example below.)

I hope you would send me with this information at your earliest convenience.

Have a good weekend!
Joseph

Joseph Addae-Mensa, Ph.D.
Planning Analyst
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC 160
Tallahassee, Florida 32399-4120
Phone (850) 717-8476
Fax (850) 717-8522
E-mail: joseph.addae-mensa@deo.myflorida.com



**CLAY COUNTY
FLORIDA**

**Department of Economic
and Development Services
Planning and Zoning
Division
P.O. Box 1366
477 Houston Street
3rd Floor, Admin. Building
Green Cove Springs, FL
32043**

**Area Code: 904
Phone: 278-4705
Fax: 278-3706**

**County Manager
Stephanie C. Kopelousos**

**Commissioners:
Wendell D. Davis
District 1**

**Wayne Bolla
District 2**

Diana Hutchings

**Ms. Susan Fraser
SLF Consulting, Inc.
3517 Park Street
Jacksonville, FL 32205**

January 21, 2016

**RE: Saratoga Springs DRI – Extension Request pursuant
revised**

Dear Ms. Fraser:

Thank you for your letter of January 8, 2016 requesting an extension of the development order pursuant to Executive Order 15-173. The extension of 6 months in addition to the tolled period (60 days) is granted. The total extension period is 240 days. Based on your Saratoga Springs DRI Development Order is granted. The following effect:

Phase 1 expiration by November 20, 2025

Phase 2 expiration by November 20, 2030

Physical Commencement of Construction by December 2, 2016

Build out and DO expiration by November 20, 2031

Downsizing Protection by November 20, 2036

Election regarding Environmental rules: To apply for permits a Developer must apply for permits within 5 years from the issuance of the permit (2007). With the extensions from HB 7207, SB 2156 and Executive Order 12-199 and 15-173 this deadline would now be January 2016.

The Development Order identified a number of special conditions that are not tied to a specific date, but rather to such thresholds as the commencement of construction, issuance of a certain number of permits. The specific threshold for each mitigation measure is identified in the Development Order, although the extension may have the effect of altering the deadline for each measure.

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

October 25, 2016

Mr. Adam Mengel
Director
Flagler County
Planning and Zoning Department
1769 E. Moody Blvd
Building 2, Suite 105
Bunnell, Florida 32110

RECEIVED
OCT 27 2016
FLAGLER COUNTY
PLANNING & ZONING DEPT

Dear Mr. Mengel:

Pursuant to Section 380.06(18), Florida Statutes, Developments of Regional Impact (DRIs) are required to submit a biennial report to the local government, the regional planning agency, the state land planning agency, and all affected permit agencies in alternate years on the date specified in the development order. According to the Department's records we have not received a biennial report for projects on the attached list.

Please contact the developer and request that the biennial report be submitted covering all development activity and other information as required in the attached FORM-DEO-BCP-BIENNIAL REPORT 1 since the date of the last report as required by Section 380.06(18), Florida Statutes. If no additional development pursuant to the development order has occurred since the submission of the previous report, then a letter from the developer stating that no development has occurred shall satisfy the requirements for a report.

Section 380.06(18), Florida Statutes, indicates that if the local government does not receive the biennial report or receives notification that the Department has not received the report, the local government shall request in writing that the developer submit the report within 30 days. The failure to submit the report after 30 days shall result in the temporary suspension of the development order by the local government.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Mr. Adam Mengel
October 25, 2016
Page Two

Thank you for your continued assistance in the DRI process. Should you have any questions, please do not hesitate to contact Donna Harris at (850) 717-8491 or by e-mail at donna.harris@deo.myflorida.com.

Sincerely,



Taylor Teepell, Director
Division of Community Development

TT/dh

Attachment: FORM-DEO-BCP-BIENNIAL REPORT 1

ANNUAL REPORTS DUE

Flagler County

DATE REPORT DUE	DCA NUMBER	PROJECT NAME	REPORTING PERIOD	DATE LAST REPT RECEIVED	ANNUAL/BIANNUAL REPORTING
07/31	2000-001	BULOW PLANTATION	2010	4/9/2010	

Please complete the pertinent information below and return to Donna Harris at donna.harris@deo.myflorida.com

Local Government Name: **Flagler County**

All projects in this jurisdiction are reporting biannually ____ Yes ____ No

The following project(s) is not in my jurisdiction:

The following project(s) are active and will be notified that report is due:

Development order for the following project(s) has expired:

The following project(s) is/are considered essentially built out and is no longer required to submit a report

The development order for the following project(s) has been rescinded *[please render a copy of the development order to the Department]*

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

**DEVELOPMENT OF REGIONAL IMPACT
BIENNIAL REPORT**

Subsection 380.06(18), Florida Statutes, (F.S.) places the responsibility on the developer of an approved development of regional impact (DRI) for submitting an biennial report to the local government, the regional planning agency, the Department of Economic Opportunity, and to all affected permit agencies, on the date specified in the development order. The failure of a developer to submit the report on the date specified in the development order may result in the temporary suspension of the development order by the local government until the biennial report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Planner at (850) 717-8475.

Send the original completed annual report to the designated local government official stated in the development order with one copy to each of the following:

- a) The regional planning agency of jurisdiction;
- b) All affected permitting agencies;
- c) Division of Community Development
Bureau of Comprehensive Planning
107 East Madison
Caldwell Building, MSC 160
Tallahassee, Florida 32399

BIENNIAL STATUS REPORT

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Development: _____
Name of DRI

Location: _____, _____
City County

Developer: Name: _____
Company Name

Address: _____
Street Location

City, State, Zip

1. Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

Note: If a response is to be more than one sentence, attach as Exhibit A a detailed description of each change and copies of the modified site plan drawings. Exhibit A should also address the following additional items if applicable:

- a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;
- b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
- c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.

2. Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? Provide a copy of the order adopted by the annexing local government.

3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Note: If a response is to be more than one or two sentences, attach as Exhibit B.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

Note: If a response is to be more than one sentence, attach as Exhibit C.

5. Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

_____ Tract

Note: If a response is to be more than one sentence, attach as Exhibit D.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

Note: If a response is to be more than one sentence, attach as Exhibit E.

7. List any substantial local, state and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Note: If a response is to be more than one sentence, attach as Exhibit F.

8. Provide a list specifying each development order conditions and each developer commitment as contained in the ADA. State how and when each condition or commitment has been complied with during the annual report reporting period.

Note: Attach as Exhibit G.

9. Provide any information that is specifically required by the development order to be included in the annual report.
10. Provide a statement certifying that all persons have sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), F.S.

Person completing the questionnaire: _____

Title: _____

Representing: _____

Exhibit C
Question 4

LAND USE TYPE	PROPOSED THIS PERIOD	BUILT THIS PERIOD	MEASURE	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	MEASURE
Other development activity conducted						

Planning and Zoning

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



www.flaglercounty.org

Phone: (386)313-4009

Fax: (386)313-4109

October 27, 2016

Mark W. Shelton, AICP
Senior Planner
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258

RE: FLAGLER COUNTY APPLICATION #3043 – BULOW PLANTATION DRI NOPC/PUD
APPLICATION FOR NOPC AND PUD MODIFICATION

Dear Mark:

The purpose of this letter is to: review the history of Flagler County's processing of this application request to date; to provide the next steps in the County's review schedule; and to request that the developer provide a time extension to the County pursuant to ss. 380.06(19)(f)3., Florida Statutes. As you are aware, we are in receipt of the combined application and supporting materials for the Notice of Proposed Change (NOPC) and Planned Unit Development (PUD) modification. On September 21, 2016, the County held its staff-level Technical Review Committee (TRC) meeting, which provided an opportunity for staff to discuss our comments with the applicant. At this meeting, County staff advised that this request would proceed to the next available Planning and Development Board meeting, scheduled for Tuesday, October 11, 2016; due to Hurricane Matthew, this meeting was cancelled, with all of the scheduled agenda items advanced to the Board's November 8, 2016 regular meeting.

Following the November Planning and Development Board meeting, the Board of County Commissioners will meet on December 19, 2016 at 5:30 p.m. in the Board Chambers of the Government Services Building, 1769 East Moody Boulevard, in Bunnell. Please note that this meeting starts at 5:00 p.m. on December 19th; however, public hearings will not begin until 5:30 p.m. or as soon thereafter as they may be heard by the Board of County Commissioners. This request will be packaged by County staff to include: the consideration by the Board as to whether or not the proposed change requires further development-of-regional-impact review, including review of applicable local issues; and the Board's consideration of the changes to the PUD requested through this combined application.

Please review this schedule and reply with any questions or comments. Additionally, the County requests a time extension (pursuant to ss. 380.06(19)(f)3., Florida Statutes) from the developer acknowledging this schedule.

Thank you,

A handwritten signature in black ink, appearing to read "Adam Mengel".

Adam Mengel, AICP
Planning and Zoning Director

Adam Mengel

From: Adam Mengel
Sent: Saturday, December 03, 2016 9:51 PM
To: Adam Mengel
Subject: Flagler County Notice of Public Hearing -- Consideration of a Notice of Proposed Change Pursuant to Florida Statute 380.06 -- Bulow Plantation DRI
Attachments: 20161219-Bulow Plantation NOPC-BOCC-App#3043.pdf
Importance: High

Greetings:

Please find attached the ad copy – which ran on Wednesday, November 30, 2016 in the Flagler/Palm Coast News-Tribune – for the December 19, 2016 public hearing related to a submittal by Kimley-Horn and Associates, Inc., on behalf of the owner/developer, MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC, for a Notice of Proposed Change (NOPC) to the Bulow Plantation Development of Regional Impact (DRI). This hearing will be held at 5:30 p.m. or as soon thereafter as the matter may be heard in the County Commission Chambers within the County's Government Services Building located at 1769 East Moody Boulevard, Building #2, in Bunnell. Your agency/organization has been provided this notice because of your role in reviewing and commenting on Developments of Regional Impact (DRIs) or due to your interest in this project.

At the public hearing, the Flagler County Board of County Commissioners will consider the proposed change to the DRI and receive testimony and evidence related to the request. At the conclusion of the public hearing, the Board of County Commissioners shall determine whether the proposed change requires further development-of-regional-impact review.

For your reference, the submittal and the County's initial review comments may be reviewed here (see pages 3 through 94 in the pdf file for the applicant's submittal, reviewed as part of the County's September 21, 2016 Technical Review Committee meeting).

Approximately one week prior to the December 19th meeting, the Board's agenda and backup will be posted to the County's website.

Please contact me with any questions.

Thank you,

Adam

Adam Mengel, AICP, LEED AP BD+C
Planning and Zoning Director
Flagler County Planning and Zoning Department
1769 E. Moody Blvd., Building 2, Suite 105
Bunnell, FL 32110
Direct line: (386) 313-4065
E-mail: amengel@flaglercounty.org
Visit our website: www.flaglercounty.org



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December 7, 2016

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
Public Hearing Time Extension**

Dear Adam,

Kimley-Horn and Associates, Inc., on behalf of MHC Bulow Plantation, LLC and MHC Bulow Plantation Two, LLC, formally requests an extension of the 30 to 45 day public hearing requirement as set forth in Chapter 380.06(19)(f)(3), Florida Statutes for the Bulow Plantation NOPC and PUD applications.

As the Applicant is currently in the process of completing the required Biennial Monitoring Report (BMR) for the Bulow Plantation DRI, we believe it would be more appropriate for the NOPC and PUD hearings to be scheduled after the submittal of the BMR document. We are on schedule to submit the BMR document to the appropriate review agencies by December 30, 2016.

Upon your review and approval of this request for extension, please schedule the applications for the first available Planning and Development Review Board meeting after December 30, 2016. Pursuant to recent conversations with Flagler County staff, we understand that the NOPC and PUD could be heard by the Planning and Development Board on January 10th and by the Board of County Commissioners on February 20th, 2017.

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

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Mark W. Shelton".

Mark W. Shelton, AICP
Senior Planner

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

Adam Mengel

From: Adam Mengel
Sent: Wednesday, December 07, 2016 10:38 AM
To: Adam Mengel
Subject: RE: TIME EXTENSION -- Flagler County Notice of Public Hearing -- Consideration of a Notice of Proposed Change Pursuant to Florida Statute 380.06 -- Bulow Plantation DRI
Attachments: FINAL Application Review Extension Letter to Flagler 12 07 2016.pdf

Importance: High

Tracking:	Recipient	Delivery	Read
	Adam Mengel	Delivered: 12/7/2016 10:38 AM	Read: 12/7/2016 10:45 AM
	'Goss, Ric'		
	'cervin@volusia.org'		
	'ppanton@volusia.org'		
	'olivaj@flaglerschools.com'		
	'freemand@flaglerschools.com'		
	'gavink@flaglerschools.com'		
	'gsample@sjrwm.com'		
	'sfitzgibbons@sjrwm.com'		
	'donna.harris@deo.myflorida.com'		
	'Addae-Mensa, Joseph'		
	'epreston@nefrc.org'		
	'hope.goeman@dot.state.fl.us'		
	'Pizzo, Judy'		
	'pzb@putnam-fl.com'		
	'mike.brown@putnam-fl.com'		
	'tbishop@sjcfl.us'		
	'mroberson@sjcfl.us'		
	'skonchan@sjcfl.us'		
	'rkeeth@r2ctpo.org'		
	'lollenback@r2ctpo.org'		
	'Teeple, Brian'		
	Sally A. Sherman	Delivered: 12/7/2016 10:38 AM	Read: 12/7/2016 3:44 PM
	Gina Lemon	Delivered: 12/7/2016 10:38 AM	Read: 12/7/2016 2:54 PM
	Wendy Hickey	Delivered: 12/7/2016 10:38 AM	Read: 12/7/2016 10:39 AM
	'Mark.Shelton@kimley-horn.com'		
	'bill.schilling@kimley-horn.com'		

Greetings:

The County had requested a time extension prior to completing public notice for the Board's consideration of the Notice of Proposed Change to the Bulow Plantation DRI. The developer, through the attached letter, has granted the County's time extension request pursuant to Section 380.06(19)(f)3, Florida Statutes. As a result of this and to preserve public notice, the hearings to be held in December will be opened and continued to a time and date certain:

Planning and Development Board – January 10, 2017 at 6:00 p.m. (for consideration and recommendation on the amendment to the Planned Unit Development); and

Board of County Commissioners – February 20, 2017 at 5:30 p.m. (for determination on the requested Notice of Proposed Change and possible amendment to the Planned Unit Development).

Both meetings will be held in the County Commission Chambers within the County's Government Services Building located at 1769 East Moody Boulevard, Building #2, in Bunnell.

As previously provided, for your reference, the submittal and the County's initial review comments may be reviewed [here](#) (see pages 3 through 94 in the pdf file for the applicant's submittal, reviewed as part of the County's September 21, 2016 Technical Review Committee meeting).

Please contact me with any questions.

Thank you,

Adam

Adam Mengel, AICP, LEED AP BD+C
Planning and Zoning Director
Flagler County Planning and Zoning Department
1769 E. Moody Blvd., Building 2, Suite 105
Bunnell, FL 32110
Direct line: (386) 313-4065
E-mail: amengel@flaglercounty.org
Visit our website: www.flaglercounty.org



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February 8, 2017

Mr. Adam Mengel
Director of Planning and Zoning
Flagler County
1769 East Moody Boulevard
Building 2, Suite 105
Bunnell, FL 32110

***RE: Senate Bill 2156 Permit Extension Notification – Hurricane Matthew
Bulow Plantation DRI
Bulow Planation PUD***

Dear Mr. Mengel,

Please consider this letter a formal notification to Flagler County (County) that the referenced project is entitled to a six-month plus sixty-day extension of “The expiration of a development order issued by a local government”, in accordance with section 494 of Florida Senate Bill 2156 (SB 2156). As stated in SB 2156, the period remaining to exercise the rights under a permit or other authorization is tolled for the duration of the declaration of a state of emergency by the Governor as well as extended an additional 6 months. A state of emergency was declared by the Governor on October 3, 2016, via Executive Order Number 16-230, due to Hurricane Matthew. Following is a summary of known development orders associated with the referenced project eligible for extension. This six-month plus sixty-day extension may also be applicable to other development orders associated with the Bulow Plantation project that are not necessarily listed below:

Development Order

- Bulow Plantation Development of Regional Impact Development Order
- Bulow Plantation Planned Unit Development (PUD) Zoning Ordinance

Please consider this letter formal notice of the permit holder’s intent to exercise the six-month plus sixty-day extension granted under SB 2156 for The Bulow Plantation project approvals.

Please note that we have previously submitted SB 2156 legislative extensions for TS Erika, TS Colin and TS Hermine. Feel free to contact me if you should have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "William J. Schilling Jr.", written in a cursive style.

William J. Schilling Jr., P.E.
Senior Vice President

cc: Ryan Shoup
Joseph P. Mecca, PE
Mark W. Shelton, AICP



February 8, 2017

Mr. Adam Mengel
Director of Planning and Zoning
Flagler County
1769 East Moody Boulevard
Building 2, Suite 105
Bunnell, FL 32110

***RE: Senate Bill 2156 Permit Extension Notification – Zika Virus
Bulow Plantation DRI
Bulow Planation PUD***

Dear Mr. Mengel,

Please consider this letter a formal notification to Flagler County (County) that the referenced project is entitled to a twelve-month plus seventy-seven-day extension of “The expiration of a local government development order”, in accordance with section 494 of Florida Senate Bill 2156 (SB 2156). As stated in SB 2156, the period remaining to exercise the rights under a permit or other authorization is tolled for the duration of the declaration of a state of emergency by the Governor as well as extended an additional 6 months. A state of emergency was declared by the Governor on June 23, 2016, via Executive Order Number 16-149, due to the Zika Virus, and subsequently renewed and extended via Executive Order Number 16-193 and 16-233. The following is a summary of known development orders associated with the referenced project eligible for extension. This twelve-month plus seventy-seven-day extension may also be applicable to other development orders associated with the Bulow Plantation project that are not necessarily listed below:

Development Order

- Bulow Plantation Development of Regional Impact Development Order
- Bulow Plantation Planned Unit Development (PUD) Zoning Ordinance

Please consider this letter formal notice of the permit holder’s intent to exercise the twelve-month plus seventy-seven-day extension granted under SB 2156 for the Bulow Plantation project approvals. Please note that we have previously submitted SB 2156 legislative

extensions for TS Erika, TS Colin, TS Hermine and Hurricane Matthew. Please feel free to contact me if you should have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "William J. Schilling Jr.", written in a cursive style.

William J. Schilling Jr., P.E.
Senior Vice President

cc: Ryan Shoup
Joseph P. Mecca, P.E.
Mark W. Shelton, AICP



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.

**Flagler County Government
Planning and Zoning Department
Staff Report**

TO: Chairman and Planning and Development Board Members

FROM: Planning and Zoning Department

DATE: February 14, 2017

SUBJECT: Application #3064 – Variance in the PUD (Planned Unit Development) district

- I. **Requested Action & Purpose:** This request is quasi-judicial in nature (not legislative) and does require disclosure of ex parte communication. Stajo Construction, Inc. and Ms. Smith are requesting a 2 foot front yard setback variance from the required 20 foot minimum in the Harbor Village Marina PUD (Planned Unit Development) district on a 0.18+/- acre lot.
- II. **Location and Legal Description:** The subject parcel is located at 6 Spinaker Circle, described as Lot 78 of the Harbor Village Marina Subdivision (Map Book 33, Pages 39 to 44, Public Records of Flagler County Florida); Parcel #04-11-31-3019-00000-078.
- III. **Owner/Applicant:** Dawn L. Smith /Stajo Construction, Inc.
- IV. **Parcel Size:** 0.18+/- acres (7,570 square feet)
- V. **Existing Zoning & Future Land Use Classification:**
Zoning: PUD (Planned Unit Development) zoning district
Future Land Use: Mixed Use Low Intensity
- VI. **Future Land Use Map Classification / Zoning of Surrounding Land:**
North: Mixed Use Low Intensity /Planned Unit Development (PUD)
South: Mixed Use Low Intensity /Planned Unit Development (PUD)
East: Mixed Use Low Intensity/Planned Unit Development (PUD)
West: Intracoastal Waterway
- VII. **Land Development Code Sections Affected:**
Section 3.07.03(E), *Variance Guidelines*
- VIII. **Report in Brief:** This variance request is for relief of 2 feet from the 20 foot minimum front yard setback within the PUD (Planned Unit Development) district. This variance request is for a new single-family home. This is a before-the-fact variance: a building permit has not been issued for the requested work. On November 4, 2016 Stajo Construction, Inc. applied for a building permit for a single-family home Permit # 2016110062, at that time it was determined during zoning review that the proposed home did not meet the minimum front yard setback within the PUD (Planned Unit Development) district. The builder and

property owner met with staff and at that time it was determined that a request for a variance would be the recommended next step. On December 21, 2016 Stajo Construction, Inc applied for a 2 foot front yard setback variance.

- IX. Background:** The subject parcel lies within the PUD (Planned Unit Development) zoning district and was platted as Lot 78 of the Harbor Village Marina Subdivision, recorded at Map Book 33 Pages 39 to 44, Public Records of Flagler County Florida, on January 31, 2002.

Ms. Smith took title to Lot 78 through the Warranty Deed dated December 19th 2014 and recorded at Official Records Book 2040, Page 1472, Public Records of Flagler County, Florida.

The applicant met with the Technical Review Committee on January 18, 2017 and provided responses to the Committee comments. Staff has discussed this variance application request with the applicant and all staff comments will be satisfied through this variance and the building permit application submittal. Public notice has been provided for this application according to LDC Section 2.07.00.

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

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

Applicant's response: "The lot at 6 Spinaker Circle is an unusual location with an entrance off both Spinaker Circle and Yacht Harbor Drive. If we place the garage anywhere other than the proposed location, it becomes difficult to navigate the driveway while trying to make the tight turn into the garage when entering and even more difficult and potentially dangerous when backing out of the home, while having to make the same tight turn when leaving the garage and entering the street. The garage position allows for a straight line into the garage and the room south as part of the driveway for extra parking and as a turnaround. This would be a more direct, easier and safer route."

Staff analysis: Harbor Village Marina is a Planned Unit Development originally platted in 2002. This particular lot is unique within the Harbor Village Marina Subdivision as it is at the intersection of two opposing lot orientations along

with the terminus of two (2) interior streets; and is also surrounded on two (2) sides by common areas and the Intracoastal Waterway.

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

Applicant's response: "I am acting in good faith and want to create the best use of the lot that is consistent with the community, neighboring lots and the concept of architectural integrity and good aesthetics that a home should have when viewed from the river side. The neighboring lots on Yacht Harbor Drive and the other Intracoastal facing lots all have the front facing garage doors, so the proposed garage location creates continuity with the rest of the neighborhood. In addition, the proposed configuration also gives us the opportunity to create enhanced curb appeal from both the river side and the street side."

Staff analysis: This lot was platted in 2002; the lot layout predates the applicant's purchase in 2014. Arguably, the owner purchased the lot with the existing location; however, the owner likewise should not be penalized for a purchasing decision where existing conditions were set in motion before the present owner's acquisition of the lot. This hardship was not created by the applicant and the applicant, as demonstrated by the narrative, has acted at all times in good faith.

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

Applicant's response: "This variance would not be detrimental to the community or surrounding home sites in fact hopes to be safer and more congruous with other home sites in the community."

Staff analysis: A single-family residential dwelling unit is consistent with the current PUD zoning and Mixed Use Low Intensity Future Land Use. The variance, if granted, would not cause substantial detriment to public health, safety, and morals; this variance does not set a precedent for future similar variances.

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

Applicant's response: "None"

Staff analysis: The property is zoned PUD (Planned Unit Development) and Lot 78 will be developed with a single-family dwelling which is a permitted use within the Harbor Village Marina PUD (Planned Unit Development)

Quasi-judicial / Legislative Review: This agenda item is:
 X quasi-judicial, requiring disclosure of ex-parte communication; or
 legislative, not requiring formal disclosure of ex-parte communication.

- XI. Staff Recommendation:** Based on the provided application and supplemental information, the Planning Department recommends that the Planning and Development Board make a finding that all criteria as listed in the guidelines at LDC Section 3.07.03.E been met and therefore recommends approval of a 2 foot front yard setback variance for Lot 78 part of the Harbor Village Marina Subdivision, recorded at Map Book 33, Pages 39-44, Public Records of Flagler County, Florida.
- XII. Suggested Adoption Language:** The Planning and Development Board finds that all variance criteria as listed in the guidelines at LDC Section 3.07.03.E have been met and therefore approves a 2 foot front yard setback variance for Lot 78 part of the Harbor Village Marina Subdivision, recorded at Map Book 33, Pages 39-44, Public Records of Flagler County, Florida.

Attachments

1. Notification list and map
2. Application and supporting documents
 - a. Application packet with survey
 - b. Applicant's response to variance criteria
 - c. TRC Comments

MAP SERIES
Property Appraiser Aerial



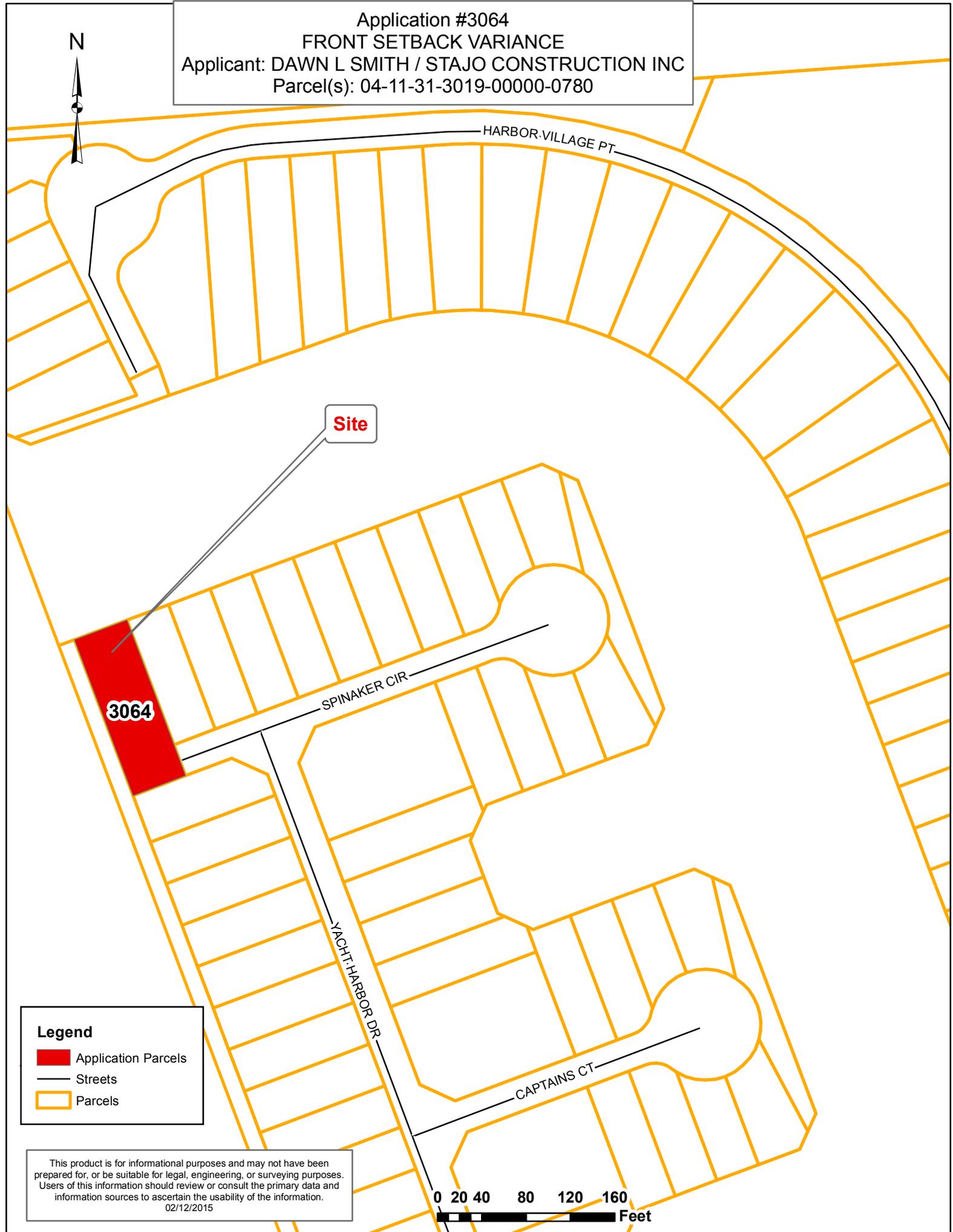
Future Land Use Map



Official Zoning Map



Application #3064
FRONT SETBACK VARIANCE
Applicant: DAWN L SMITH / STAJO CONSTRUCTION INC
Parcel(s): 04-11-31-3019-00000-0780



Legend

-  Application Parcels
-  Streets
-  Parcels

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
02/12/2015



PARCELID	PROPOWNER	M ADDRESS	M CITY ST	M ZIP
04-11-31-3019-00000-00A1	HARBOR VILLAGE MARINA PROPERTY	8390 CHAMPIONS GATE BLVD STE 304	CHAMPIONS GATE FL	33896
04-11-31-3019-00000-00H0	HARBOR VILLAGE MARINA	8390 CHAMPIONS GATE BLVD STE 304	CHAMPIONS GATE FL	33896
04-11-31-3019-00000-00Q0	HARBOR VILLAGE MARINA PROPERTY	102 YACHT HARBOR DRIVE	PALM COAST FL	32137
04-11-31-3019-00000-0680	ERNIE & ELAINE FREILER	342 HARBOR VILLAGE PT N	PALM COAST FL	32137
04-11-31-3019-00000-0690	ROBERT C MEYER	338 HARBOR VILLAGE POINT N	PALM COAST FL	32137
04-11-31-3019-00000-0700	JEFFREY H & EILEEN Z JOSEPH	7205 LOCH EDIN COURT	POTOMAC MD	20854
04-11-31-3019-00000-0710	ERNIE & ELAINE FREILER	342 HARBOR VILLAGE PT N	PALM COAST FL	32137
04-11-31-3019-00000-0750	ROBERT & THERESA STOFFEL	351 HARBOR VILLAGE POINT N	PALM COAST FL	32137
04-11-31-3019-00000-0760	THOMAS J & HARRIET H LONEY	353 HARBOR VILLAGE POINT N	PALM COAST FL	32137
04-11-31-3019-00000-0770	STEPHEN & CLAIRE WHITTIER	355 HARBOR VILLAGE PT N	PALM COAST FL	32137
04-11-31-3019-00000-0780	DAWN L SMITH	PO BOX 352437	PALM COAST FL	32135
04-11-31-3019-00000-0790	HAROLD W & JANICE H ALBERT	259 YACHT HARBOR DRIVE	PALM COAST FL	32137
04-11-31-3019-00000-0810	TSB REAL ESTATE HOLDING CO	74 BIRKMIRE DR.	FAIRVIEW PA	16415
04-11-31-3019-00000-0830	DON & LANA STEIMLE	3820 SE 38TH LOOP	OCALA FL	34480
04-11-31-3019-00000-0840	HVM84 LLC	4913 GRASSLEAF DRIVE	PALM BEACH GARDENS FL	33418
04-11-31-3019-00000-0850	BARRETT PARTNERS LLC	77 PROGRESS PKWY	MARYLAND HEIGHTS MO	63043
04-11-31-3019-00000-0860	JOSEPH V GONGLEFSKI	250 PALM COAST PARKWAY NE #197	PALM COAST FL	32137
04-11-31-3019-00000-0910	MICHELE DEGREGORIO	42557 WOODWARD AVE SUITE 200	BLOOMFLD HILLS MI	48304
04-11-31-3019-00000-0920	ROBERT E II & JUDITH M BITTNER	8 WEST WATERSIDE PKWY	PALM COAST FL	32137
04-11-31-3019-00000-0930	JOSEPH M MAYO	303 YACHT HARBOR DRIVE	PALM COAST FL	32137
04-11-31-3019-00000-0940	JOSEPH M & FRANCES E MAYO	303 YACHT HARBOR DR	PALM COAST FL	32137
04-11-31-3019-00000-0950	MARGARET RYAN	2082 ELLIOT PLACE	MERRICK NY	11566
04-11-31-3019-00000-0960	THOMAS RYAN	50 ELLIOT PLACE	MERRICK NY	11566
04-11-31-3019-00000-1350	STEPHEN & CHRISTOPHER COHEN	35 PINELAWN RD STE 201	MELVILLE NY	11747
04-11-31-3019-00000-1360	COLUMBIA & MARTHA HOENIGMANN	4 HEMLOCK STREET	EAST NORTHPORT NY	11731
04-11-31-3019-00000-1370	THOMAS E LAMMERTSE	299 LONGVIEW ROAD	FAR HILLS NJ	7931
04-11-31-3019-00000-1380	DAVID & SUSANNA ROBERTS	352 OCEAN CREST DRIVE	PALM COAST FL	32137
04-11-31-3019-00000-1390	JOHN & JEAN SLAGA	6 CROSSBOW COURT	PALM COAST FL	32137
04-11-31-3019-00000-1400	WILLIAM R WHISENANT	781 FAWNS GLEN PL	CLOVER SC	29710
04-11-31-3019-00000-1410	JOHN M & GAIL L HUGHES	45 BLUE BIRD LANE	HEBRON CT	6248
04-11-31-3019-00000-1420	JOSHUA L ROSENBAUM	200 OCEAN CREST DR #509	PALM COAST FL	32137

I hereby affirm mailed notice to each owner on January 24, 2017 for the Planning and Development Board meeting on 2/14/2017


 Wendy Hickey, Planner

Application #3064

Hasler
 01/24/2017
US POSTAGE \$00.00⁰⁰

 ZIP 32110
 011D11646866



APPLICATION FOR VARIANCE

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

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

3064/2016/20014

Application/Project #: Permit # 2016110062

PROPERTY OWNER(S)	Name(s): Dawn L. Smith		
	Mailing Address: P.O. Box 352437		
	City: Palm Coast	State: FL	Zip: 32135
	Telephone Number 386-986-1956	Fax Number	

APPLICANT/AGENT	Name(s): Stajo Construction, Inc		
	Mailing Address: 2 Armand Beach Dr, Ste 2A		
	City: Palm Coast	State: FL	Zip: 32137
	Telephone Number 386-446-9248	Fax Number 386-446-0523	
	E-Mail Address: stjofla@bellsouth.net		

SUBJECT PROPERTY	SITE LOCATION (street address):	6 Spinaker Circle	
	LEGAL DESCRIPTION: <i>(briefly describe, do not use "see attached")</i>	Harbor Village Marina Lot 78	
	Parcel # (tax ID #):	04-11-31-3019-00000-0780	
	Parcel Size:	50.46' X 150'	
	Current Zoning Classification:	Unincorporated Zoning / PUD	
	Current Future Land Use Designation	Residential	
	Subject to A1A Scenic Corridor IDO?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

RECEIVED
 DEC 21 2016
 FLAGLER COUNTY
 PLANNING & ZONING DEPT

Relief Requested: To include the 2' of the grassed area in front of the property line to the 18' from the property line to the garage door totaling 20' to meet the requirements.



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

December 20, 2016

 Date

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED []
 *APPROVED WITH CONDITIONS []
 DENIED []

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.



APPLICATION FOR VARIANCE

FLAGLER COUNTY, FLORIDA

1769 E. Moody Blvd, Suite 105

Bunnell, FL 32110

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

Subject Property: 6 Spinaker Circle, Palm Coast, FL 32137

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

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

The lot has an unusual location and unusual entrance off of both Spinaker Circle and Yacht Harbor Drive. If we place the garage any place other than the proposed location, it will become dangerous to back out and turn onto the road as well as driving into the garage.

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

I am acting in good faith and want to create the best use of the lot that is consistent with the community and neighboring lots. The neighboring lots on Yacht Harbor Drive and the intracoastal all have front facing garage doors. This lot is on the intracoastal.

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

this variance would not be detrimental to the community or surrounding home sites.

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

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

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 09/16

RECEIVED
DEC 21 2016
FLAGLER COUNTY
PLANNING & ZONING DEPT

Prepared by/Return to:
Pioneer Title Services, L.L.C.
Attn: Kelly DeVore
145 City Place, Ste 301-A
Palm Coast, FL 32164

File Number: 10.14.340

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of December, 2014, between

John M. Gantt, Jr.
whose post office address is **32 Pine Cedar Drive, Palm Coast, FL 32164**,
Grantor, and

Dawn L. Smith
whose post office address is **15 San Gabriel, 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 One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) 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 **Flagler County, Florida** to-wit:

Lot 78, Harbor Village Marina, according to the map or plat thereof as recorded in Plat Book 33, Pages 39 through 44, Public Records of Flagler County, Florida.

Parcel Identification Number: 041131-3019-00000-0780

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2015 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, if any.

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

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

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

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

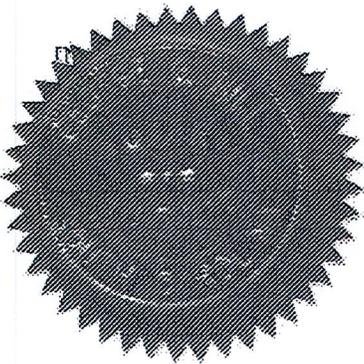
Signed, sealed and delivered in our presence:

Mackall Torres
Witness Name: Mackall Torres
Gene Foxworth III
Witness Name: Gene Foxworth III

[Signature] (Seal)
John M. Gantt, Jr.

State of Florida South Carolina
County of Flagler Charleston

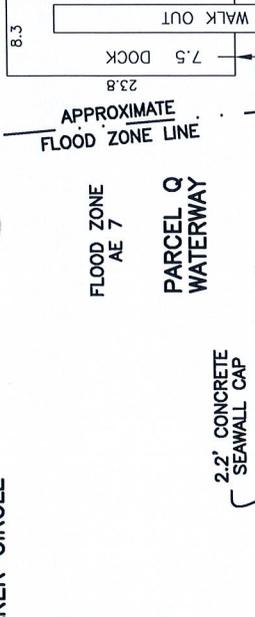
The foregoing instrument was acknowledged before me this 22nd day of December, 2014 by John M. Gantt, Jr., who is personally known or has produced a driver's license as identification.



FCC RD

George G. Hill
Notary Public
Printed Name: George G. Hill
My Commission Expires: 7/24/18

6 SPINAKER CIRCLE



NOTE:
 EAST COAST LAND SURVEYING, INC. WILL TAKE NO RESPONSIBILITY FOR INCORRECTLY POURED BUILDING FOUNDATIONS OR FLOORS IF THE CLIENT FAILS TO HAVE US PERFORM A FORM BOARD ASBUILT BEFORE THE FOUNDATION OR FLOOR IS PLACED.
 BOXED NUMBERS SHOW HOW THE LOT MIGHT FLOW AFTER FINAL GRADING AND NO WAY IS TO BE CONSIDERED A PROPOSED GRADING PLAN. DETERMINING DRAINAGE IS OUTSIDE THE SCOPE OF A PROFESSIONAL SURVEYOR & MAPPER.
 ↻ Direction of proposed flow (typical)

BEARING BASIS
 N69°24'18"E
 160.00' (P&M)

NOTES:

- Description furnished by client. No title work provided.
- No overhead/underground improvements or utilities are located, unless shown.
- Bearings are assumed and are based on plat datum.
- Dimension category is shown in parenthesis (), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:7500 [as per 54-17.051(3)(b) are not differentiated.
- Overhead electric not located unless shown.
- Elevations are based on the N.G.V.D. of 1929.
- Elevations on natural ground requirement 54-17.052(3)(c) C/L elevations shall meet requirement 54-17.052(3)(c) as best ascertained from the Flood Insurance Rate Map.
- All improvements shown are proposed at this time.

NOTE:
 PROPOSED TREES NOT SHOWN.
 SEE LANDSCAPE PLANS BY OTHERS.

LEGEND:

- C/L Center Line
- FD Found
- N/D Nail and Disk
- N/W Nail and Washer
- N/W/W Iron Rod
- (P) Plat Bearing & Distance
- (M) Measured Bearing & Distance
- C/S Concrete Slab
- R/W Right of Way
- E/P Edge of Pavement
- A/C Air Conditioner
- P.I. Point of Intersection
- L.B. Licensed Business
- L.S. Licensed Surveyor
- FNC Fence or Fence Corner
- PSM Professional Surveyor & Mapper
- BSL Building Setback Line
- P.C.P. Permanent Control Point
- N.G.V.D. National Geodetic Vertical Datum
- F.F.E. Finish Floor Elevation
- W/M Water Meter
- W/P Water Pole
- (MH) Man Hole

DEC 21 2016

FLAGLER COUNTY
 PLANNING & ZONING DEPT

Revision: Pool Site Plan 09/28/16 1609089 JJD

DESCRIPTION:

LOT 78, HARBOR VILLAGE MARINA SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 41, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

PREPARED FOR:
 --- STAJO CONSTRUCTION

REVISION 12/20/16 Changes per Bidr JJD
 REVISION 12/15/16 reduce garage ACS
 REVISION 10/16/16 enlarged drive 1610032 ACS

TYPE SURVEY: DATE OF FIELD-OFFICE WORK ORDER#
 Boundary 08/02/16 08/16/16 1608038 JMM
 Site Plan 09/14/16 1608038 JMM
 Foundation
 Final

AIA EAST COAST LAND SURVEYING, LLC

1366 US Highway 1 Suite 602, Ormond Beach FL 32174
 PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A. Sanzone
 ANTHONY SANZONE, PSM#6309

08/16/16

Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.
 LB #8107

FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 1/18/2017

#3064- SMITH FRONT SETBACK VARIANCE IN A PUD

APPLICANT: STAJO CONSTRUCTION, INC/ Owner: DAWN L SMITH

Distribution date: Friday, January 13, 2017

Project #: 2016120014

Application #: 3064

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

No comments at this time.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. Please provide information on articulated elements at the sides of the proposed garage.
2. Is the proposed screen lanai under roof?

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

No comments at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

No comment or objection.

To: The Planning Board

From: Stajo Construction, Inc. and Dawn Smith (Lot Owner)

Date: January 19, 2017

The lot at 6 Spinaker Lane is an unusual location with an entrance off both Spinaker Circle and Yacht Harbor Drive. (See attached aerial) If we place the garage anywhere other than the proposed location, it becomes difficult to navigate the driveway while trying to make the tight turn into the garage when entering and even more difficult and potentially dangerous when backing out of the home, while having to make the same tight turn when leaving the garage and entering the street. The proposed garage position allows for a straight line into the garage and has the room south as part of the driveway for extra parking and as a turnaround. This would be a more direct, easier and safer route.

I am acting in good faith and want to create the best use of the lot that is consistent with the community, neighboring lots and the concept of architectural integrity and good aesthetics that a home should have when viewed from the river side. The neighboring lots on Yacht Harbor Drive and the other Intracoastal facing lots all have front facing garage doors, so the proposed garage location creates continuity with the rest of the neighborhood. In addition, the proposed configuration also gives us the opportunity to create enhanced curb appeal from both the river side and the street side.

This variance would not be detrimental to the community or surrounding home sites and in fact hopes to be safer and more congruous with the other home sites in the community.

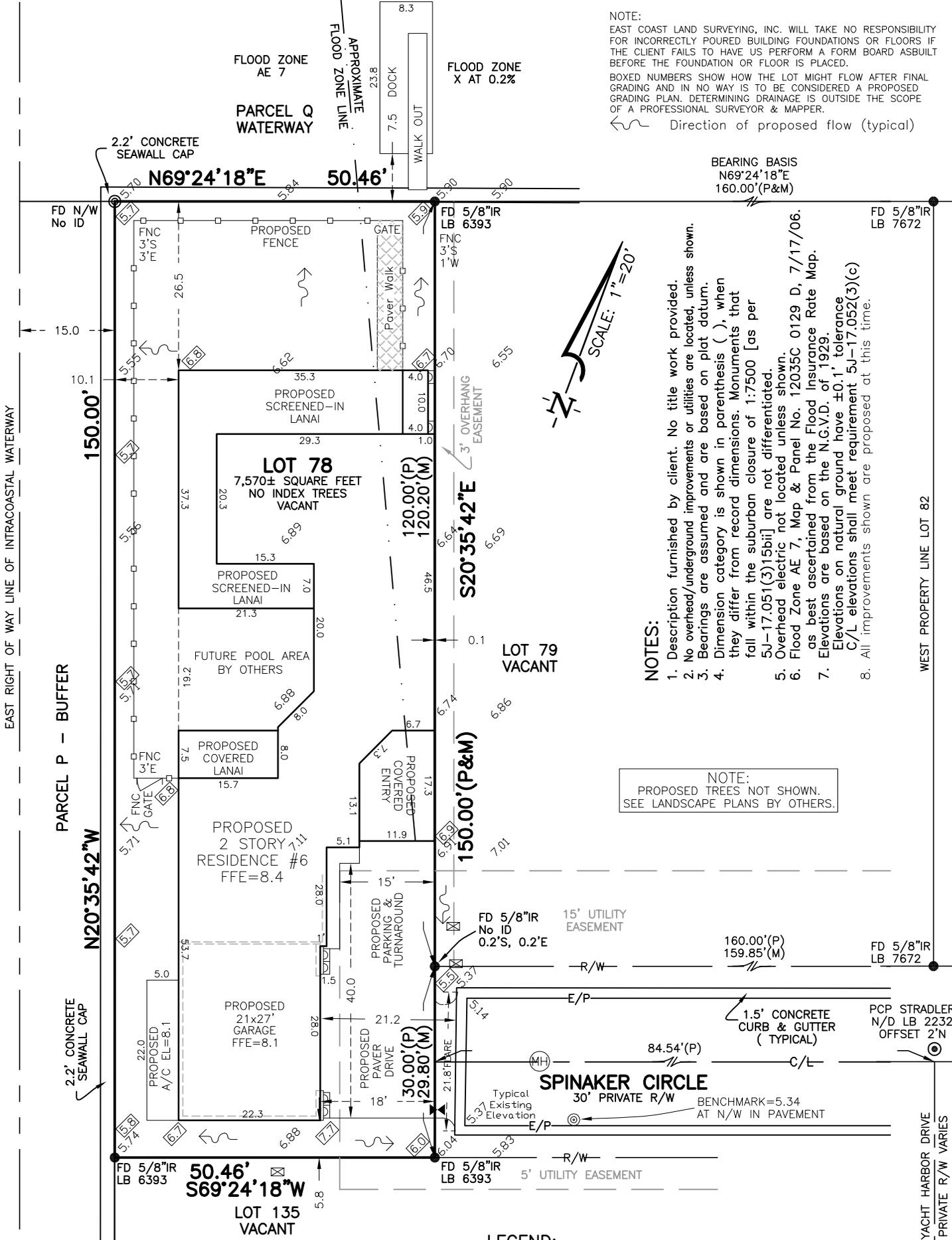


Google earth

feet
meters



6 SPINAKEE CIRCLE



REVISION 01/18/17 Changes per Bldr JJD
 REVISION 12/20/16 Changes per Bldr JJD
 REVISION 12/15/16 reduce garage ACS
 REVISION 10/16/16 enlarged drive 1610032 ACS
 Revision: Pool Site Plan 09/28/16 1609089 JJD

DESCRIPTION:
 LOT 78, HARBOR VILLAGE MARINA SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 41, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

LEGEND:

C/L	Center Line	P.I.	Point of Intersection
FD	Found	L.B.	Licensed Business
⊙ N/D	Nail and Disk	L.S.	Licensed Surveyor
⊙ N/W	Nail and Washer	FNC	Fence or Fence Corner
● IR	Iron Rod	PSM	Professional Surveyor & Mapper
(P)	Plat Bearing & Distance	BSL	Building Setback Line
(M)	Measured Bearing & Distance	P.C.P.	Permanent Control Point
C/S	Concrete Slab	N.G.V.D.	National Geodetic Vertical Datum
R/W	Right of Way	F.F.E.	Finish Floor Elevation
E/P	Edge of Pavement	⊗ W/M	Water Meter
A/C	Air Conditioner	⊙ P/P	Power Pole
		⊗	Water Valve
		(MH)	Man Hole

PREPARED FOR:
 -- STAJO CONSTRUCTION

TYPE SURVEY:	DATE OF FIELD WORK:	OFFICE WORK ORDER#
Boundary	08/02/16	08/16/16 1608038 JMM
Site Plan	09/14/16	1608038 JMM
Foundation		
Final		

A1A EAST COAST LAND SURVEYING, LLC
 1366 US Highway 1 Suite 602, Ormond Beach FL 32174
 PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

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Anthony Sanzone 08/16/16
 ANTHONY SANZONE, PSM# 6309 LB #8107
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.