



# Land Management

1769 E. Moody Blvd Bldg 2  
Bunnell, FL 32110  
Phone: 386-313-4066

---

## AGENDA

### LAND ACQUISITION COMMITTEE

Monday, January 23, 2023 at 3:30 PM

Government Services Building, 1st Floor Conference Room  
1769 E. Moody Blvd., Bunnell, Florida 32110

- 1) Roll Call
- 2) Pledge of Allegiance
- 3) Review and Approval of December 12, 2022 minutes
- 4) Consideration of a Boundary Amendment for approximately 343 acres of Environmentally Sensitive Land at Cascades PUD located on south Seminole Woods Parkway.

Attachment 1: Cascades/ESL Land exchange submittal

- 5) Status Updates:
  - a) Kelly Property
  - b) Hansford Property
- 6) Committee Comments
- 7) Public Comments
- 8) Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS MEETING. 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.

---

Andy Dance  
District 1

Greg Hansen  
District 2

David Sullivan  
District 3

Joe Mullins  
District 4

Donald O'Brien Jr.  
District 5

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE NUMBER LISTED ABOVE AT LEAST 48 HOURS PRIOR TO THE MEETING.

Chiumento Law, PLLC  
Michael D. Chiumento  
Michael D. Chiumento III  
William J. Bosch  
Vincent L. Sullivan  
Diane A. Vidal  
Cynthia Lane  
Andrew C. Grant, of counsel  
Eric R. Sloan, of counsel

*Michael D. Chiumento III  
Managing Partner  
Michael3@legalteamforlife.com*



145 City Place, Suite 301  
Palm Coast, FL 32164  
Tel. (386) 445-8900  
Fax: (386) 445-6702

*5048 N. Ocean Shore Blvd.  
Palm Coast, FL 32137*

*By Appointment Only:  
57 W. Granada Blvd.  
Ormond Beach, FL 32174*

December 8, 2022

Flagler County Board of County Commissioners  
Adam Mengel, AICP, LEED AO BD+C  
Growth Management Director  
1769 E. Moody Blvd., Bldg 2  
Bunnell, FL 32110

**Re: Cascades & County “True Up”; Environmentally Sensitive Land Exchange**

Dear Mr. Mengel,

As previously discussed, I represent Byrndog PCP, LLC the owner (the “Owner”) of land (the “Property”) located on South Seminole Woods Parkway (Ex. ‘A’). The Property is subject to a PUD Agreement originally approved by the County in November 2005 and reinstated in January 2022. Pursuant to the 2005 PUD Agreement, the Owner was approved for a residential subdivision. As a condition of that approval, the Owner agreed to dedicate and convey conservation lands to the “Flagler County’s Environmentally Sensitive Lands program for perpetual preservation and protection.” On or about December 27, 2005, the prior owner conveyed to County approximately 343 acres of land to satisfy that requirement.

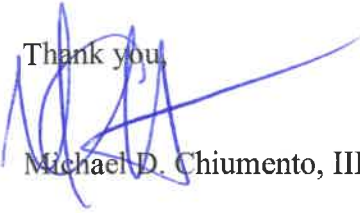
For the past seventeen (17) years, as a result of economic conditions, the Property was not developed. In January 2022, the County agreed to reinstate the 2005 PUD Agreement (Ex. “B”). Since then, the Owner performed various surveys, studies and analysis. The wetland and environmental studies (Ex. “C”) conclude that portions of the Owner’s and County’s properties that share a common boundary did not accurately convey “sensitive lands” as intended by the 2005 PUD Agreement and subsequent conveyance to the County (Ex. “D”). Specifically, the County Lands contain areas that are uplands and old planted pine stands (see, green areas) while the Owner’s property has wetland, cypress trees and other environmentally sensitive characteristics (see, yellow areas).

As a result of the present environmental studies and the intent of the original approvals, the Owner request the County to exchange lands with the Owner as a “true up”. The True Up would be at the expense of the Owner. The True Up would ensure that the County has title to and protects the area’s most environmentally sensitive lands. The True Up will alleviate the Owner from obtaining wetland impact permits. Once the True Up is complete, the Owner can engineer its

approved development with minimum impacts to high quality wetland and wildlife corridors. We assert the True Up is consistent with the parties original intent.

In conclusion, the Owner respectfully requests that the Flagler County Board of County Commissioners take action to effectuate the proposed True Up by accepting environmentally sensitive lands from the Owner in exchange for County land containing uplands and planted pine stands. On behalf of the Owner, I thank you for your consideration.

Thank you.



Michael D. Chiumento, III, Esq.

Enclosures

# EXHIBIT "A"

A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF 162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 26°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF 101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE

SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'54" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'20" WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'24" WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°56'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°56'11" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 66.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'51" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'42" WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE,

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'25" WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°26'03" EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'25" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'35" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'53" WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°56'21" WEST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'58" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'57" WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'05" EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'46" WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'37" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'21" EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'37" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'13" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 36°07'13" WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'19" WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42'07" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24'44" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'13" WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11'17" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39'19" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05'32" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'21" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'11" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08'02" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°45'33" EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14'55" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36'42" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY



ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09'49" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56'21" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'21" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25'38" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33'56" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET; THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET

TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'50" EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'05" EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'47" WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A

DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1283.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.

# EXHIBIT "B"



1 below and depicted on the PUD Conceptual Site Plan which is attached as **Exhibit "B"** hereto  
2 (the "Site Plan").

3 Each home shall have a two-car garage or larger. Site plans are subject to  
4 review and approval by the County for these units in accordance with paragraph 3.1 below.

5 2.2 Temporary Sales and Construction Trailers - Temporary sales and construction  
6 trailers may be located within the PUD, subject to review and approval at the time of site  
7 development plan approval. The site may also include up to 15 model homes. All model homes  
8 will eventually be sold as single family homes.

9 2.3 Common Areas - Common areas are located throughout the PUD and shall  
10 include open space, landscape areas, recreation (active and passive).

11 3.0 Development Plan

12 3.1 Plan Overview

13 (a) The Site Plan depicts the general layout of the entire development. The  
14 exact location of structures, lot lines, roadways, internal landscape buffers, wetlands, drainage  
15 facilities and other improvements shown on the Site Plan may be modified during review of the  
16 site development plans and plat(s).

17 (b) Adjustments to the Site Plan are anticipated to occur during the site  
18 development plan and plat review processes. Revisions which meet the intent and purpose of the  
19 County's Comprehensive Plan and Land Development Regulations shall be approved, as long as  
20 the substantial integrity of the original Site Plan and the development standards contained herein  
21 are maintained. Any modification to the Site Plan that increases the intensity or types of  
22 development or uses reduces the total amount of open space, or decreases the size of any  
23 perimeter buffer within the Property shall require the approval of the County Commission  
24 following the review and recommendation of the Planning Board.

25

1 (c) The PUD may be developed in multiple phases. All infrastructure  
2 necessary to support each phase of the PUD shall be constructed with that phase as a condition of  
3 site development plan approval. Adequate emergency vehicle access and turn-arounds shall be  
4 provided at all times.

5 4.0 Land Development Code Applicability

6 4.1 The Land Development Code of the County ("FCLDC") applies to The Cascades  
7 at Grand Landings Property and development within it, unless expressly otherwise provided in  
8 this Section.

9 4.2 The requirements of this Section supersede any inconsistent provisions of the  
10 FCLDC or other ordinances of the County.

11 (a) Wetland Buffer. Subsequent to the issuance of an Environmental Resource  
12 Permit by the SJRWMD, a conservation easement in favor of the District shall be recorded over  
13 all wetlands identified for preservation. Protected wetlands shall not be included within  
14 development lots, tracts or parcels. A minimum 25' upland buffer shall be provided around all  
15 wetlands remaining on the site, except where road crossings are necessary. Activities within the  
16 upland buffer shall be limited to removal of invasive vegetation, installation of essential utilities  
17 and trail crossings. Individual lots may be platted into the wetland buffer where necessary to  
18 meet minimum lot dimensions, so long as the conservation easement over the buffer is in place  
19 and enforced.

20 (b) Stormwater. The Property is being developed with privately maintained  
21 roads and a privately maintained drainage system. Stormwater runoff, from the development,  
22 will be conveyed to on-site stormwater retention systems by means of grassed swales curb  
23 gutters and an underground drainage pipe system. The stormwater retention systems onsite may  
24 be interconnected with such systems on adjacent sites, subject to approval of the St. Johns River  
25 Water Management District and the County.

1 (c) Roadways/Rights-of-Way. Internal access to all residential structures and  
2 the amenities shall be provided by rights-of-way to be maintained by the Association Property  
3 Owners. Cul-de-sacs shall be 100' diameter with a minimum 42' radius of pavement. All  
4 roadways will be constructed in accordance with applicable County standards. Minimum  
5 pavement widths shall be in accordance with the Flagler County Interim Public Works Manual.  
6 Turn lanes at project entrances shall be constructed as required by County Ordinance 98-02, or  
7 the requirements of the City of Palm Coast. Direct driveway access to Seminole Woods  
8 Parkway from residential lots shall not be permitted.

9 (d) Landscape. Efforts to preserve and enhance the project design will be  
10 achieved through adjustments of building, parking, roadway and stormwater location (as outlined  
11 below) and through supplemental landscaping that will blend with the natural look yet carefully  
12 accentuate the residential areas, entrances, and other common spaces.

13 General landscaping around parking lots, roadways, entrances, residential  
14 buildings, and other common areas will be landscaped with ornamental and native plant  
15 materials and in accordance with the FCLDC. These areas will be landscaped to include pockets  
16 of preserved trees, enhanced street frontage landscaping, garden courtyards, foundation and other  
17 types of landscaping to reflect outdoor spaces and to blend with the natural vegetation. All  
18 ornamental landscape beds and lawn areas will have supplemental irrigation. Flexibility of this  
19 PUD plan allows for further refinement of site development, landscaping and preservation of  
20 existing vegetation.

21 (e) Signage. The Cascades at Grand Landing development may be identified  
22 by either one double-faced or two single faced entrance signs to be located at each project  
23 entrance. Such signs may be lighted (with lighting directed away from traffic), and shall be a  
24 maximum of eight feet (8') tall, with a message area no greater than sixty-four (64) square feet in  
25 size. Directional, identity, and information signs for recreation and other amenities will be



1 provided throughout the development, providing that none of these signs exceed six (6) square  
2 feet in size, including advertising and/or for sale signs. Neighborhood identity signs may be  
3 located along the main internal road and shall be no larger than 6' in height and thirty-two (32)  
4 square feet of message area. All signage will be consistent and uniform in design.

5 (f) Site Development Requirements. The dimensional requirements within  
6 The Cascades at Grand Landings will be as set forth in the table at Section 5.3 below.

7 (g) Entry Features. An entrance/exit roadway to the development shall be  
8 constructed from Seminole Woods Parkway and in the approximate location as shown on the  
9 Site Plan. The Developer reserves the right to construct secured entry gates. Vehicular access  
10 shall be designed to accommodate emergency vehicle access at both access location, pursuant to  
11 dimensional requirements defined by application of Flagler County Codes and Ordinances and  
12 section 4.2(c) of this Agreement.

13 (h) Roads, Streets and Alleys. The Property is being developed with privately  
14 maintained roads.

15 (i) Recreation. A recreation amenity complex will be constructed on the  
16 Property. The amenity center shall be centrally located on upland acres and shall include a  
17 minimum 20,000 square foot clubhouse with a swimming pool, card rooms, meeting rooms and  
18 associated facilities, as well as four (4) or more tennis courts. A minimum of 10% of the upland  
19 portions of the Property will be open space, including active and passive recreation. Open space  
20 may also include, common areas, trails and all recreation areas. Pedestrian trails shall be  
21 permitted throughout the PUD and shall be shown on final site development plans or plats.

22 (j) Pedestrian Access. Six foot wide concrete sidewalks will be constructed on  
23 one side of all major internal roads (collector roads) and five (5) foot wide sidewalks on one side  
24 of all local streets interior to the development to provide reasonable access between residential  
25 structures, and amenities, and for access and passive recreation needs. A continuous

1 pedestrian/bicycle path of eight feet (8') in width shall be constructed to Flagler County  
2 standards by the Developer within the County or City right-of-way along all the Property  
3 included within this Agreement and fronting Seminole Woods Parkway.

4 (k) Lighting. Decorative pole mounted lighting fixtures no more than 14' high  
5 shall be provided throughout the PUD. Additional landscape lighting may include low level  
6 lighting and occasional accent lighting. The locations of such fixtures shall be further described  
7 at the time of site development plan approval.

8 **5.0 Site Development Plan**

9 5.1 Plan Overview – The Site Plan depicts the general layout of The Cascades at  
10 Grand Landings, including the location of roads and development areas. All roads, utilities and  
11 stormwater structures shall be constructed within eight (8) years of approval of this PUD  
12 Agreement.

13 A complete site development plan for one or more of the residential areas of  
14 Phase I of The Cascades at Grand Landings will be submitted within twelve (12) months from  
15 the effective date of this PUD Agreement.

16 5.2 Zoning and Future Land Use Map (FLUM) Category The County's  
17 Comprehensive Plan designates The Property as Residential Rural Estate and Conservation. The  
18 proposed rezoning of The Property in accordance with this PUD Agreement is consistent with  
19 the FLUM categories.

20 **5.3 Site Development Requirements**

21 (a) The following table lists the site development requirements that are  
22 applicable within the Property.  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**Table of Site Development Requirements**

Type	SF *	SF	SF
Width**	45' Min.	55' Min.	65' Min.
Depth Min.	120'	115'	115'
Size Min. SF	5,400	6,300	7,500
Min. Side Yard	5'	6'	7.5'
Min Front Setback	20'	20'	20'
Max. Bldg. Height	35'	35'	35'
Min. Rear Setback	20'	20'	15'
Max Impervious Coverage	70%	65%	65%

\* No more than 25% of the lots shall be 45' wide lots.

\*\* Single Family detached lots on cul-de-sacs and curves shall have a minimum 35' width on the road frontage so long as the average lot width equals the minimum for the lot type.

\*\*\*measured from 50 foot right-of-way line

(Note – All lot sizes, setbacks and dimensions are minimum unless otherwise indicated and may be increased.

(b) Any residential structure shall have a minimum finished floor elevation of 1' above the Base Flood Elevation (as shown on the Flood Insurance Rate Maps for Flagler County) or 1' above the center line of the adjoining street, whichever is higher including garages or other uninhabited structures.

(c) All accessory and ancillary structures (pools, gazebos, pavilions, etc.) shall be set back five feet from all property boundaries, and shall only be permitted in rear yards. No pools shall be constructed on lots less than 50' wide (average lot width). An Emergency Access Easement (to access the 'landlock' parcel to the west of the PUD) shall be provided to the County at the time of preliminary plat at a location acceptable to the County.

(d) All setbacks as stated above will be measured from the lot line unless stated otherwise in this PUD and will apply to principal and accessory structures and pools (as stated above) but not sidewalks, driveways, patios and similar non-vertical elements.

1 (e) Airport Operations Developer acknowledges the prior existence of the  
2 Flagler County General Aviation Airport in the vicinity of the Property. Developer shall comply  
3 with FAA regulations applicable to the development of the Property including FAA Form 7460-  
4 1, Air Space Study Checklist. Developer shall also provide disclosure to all potential purchasers  
5 of Grand Landings Property of the prior existence of the airport, as well as including such notice  
6 within Covenants, Conditions and Restrictions applicable to the Property.

7 (f) Wellhead Protection The Project shall comply with the County's Wellhead  
8 Protection Ordinance. Compliance will be determined at the time of Preliminary Plat Approval.

9 5.4 Emergency Services Fire protection requirements for the site will be met through a  
10 system of fire hydrants installed on the site by the Developer in accordance with County  
11 standards. The locations of fire hydrants will be shown on the final site plans. The water  
12 requirements for the fire system will be served by the City of Palm Coast. A secondary  
13 emergency access shall be provided to the north through the Grand Landings PUD.

14 5.5 Parking A minimum of 2 parking spaces per unit will be provided within  
15 driveways for single family residences with a minimum space of 8' x 20' deep for each vehicle.  
16 Each attached single family unit shall provide parking as required by the FCLDC.

17 5.6 Maintenance The Common Areas and other land that are owned or controlled by  
18 a property owner's association will be maintained by the property owner's association.

19 5.7 Services All services for the Property, including utilities, fire protection, solid  
20 waste, telephone, electricity, cable television, fiber optics, and stormwater management shall be  
21 provided by the responsible parties. All new utilities serving the project shall be installed  
22 underground. Existing wells and pump stations and overhead power lines shall not be required  
23 to be placed underground. Said services shall be placed in easements or rights-of-way granted at  
24 the time of final site development plan approval.

25 **[Signatures omitted to next page.]**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**FLAGLER COUNTY BOARD OF  
COUNTY COMMISSIONERS**

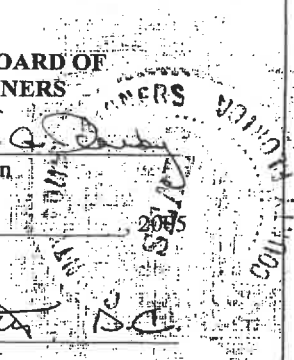
By: <sup>12.22.05</sup> *James Q. Darby*  
James Darby, Chairman

Signed this \_\_\_ day of \_\_\_\_\_, 2005

ATTEST:

By: *Gail Wadsworth*  
for Gail Wadsworth, Clerk

Signed this 22 day of DECEMBER, 2005



Unofficial Document

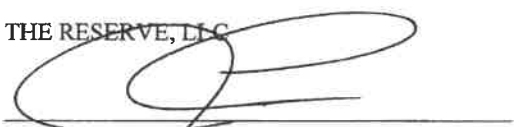
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

OWNER'S/APPLICANT'S CONSENT AND COVENANT:

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

Dated December 9<sup>TH</sup>, 2005


THE RESERVE, LLC



By: JAMES CULLIS

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of December, 2005 by James Cullis, who is personally known to me or has produced a driver's license as identification.

  
Notary Public  
My commission expires: June 2, 2009

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

THIS PAGE  
INTENTIONALLY LEFT BLANK

Unofficial Document

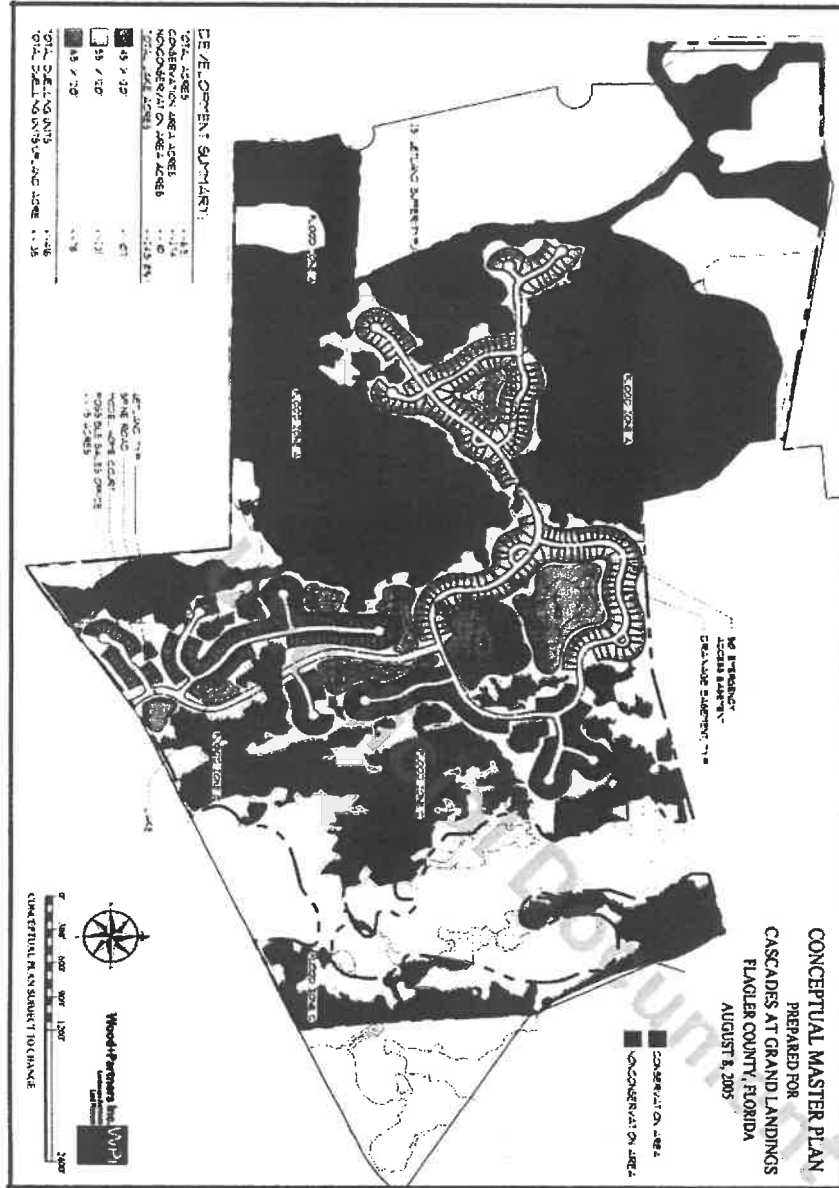






EXHIBIT "B"

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



# EXHIBIT “C”



42 Masters Drive  
St. Augustine, FL 32084  
Tel: 904.540.1786  
www.carterenv.com

November 14, 2022

BY EMAIL:

[walker@douglaspd.com](mailto:walker@douglaspd.com)

Jeff Douglas  
Douglas Property & Development, Inc.  
145 City Place, Suite 300  
Palm Coast, FL 32164

Subject: Douglas – Cascades  
Environmental Assessment  
Transfer of Parcel Segments  
**Flagler County PIDs:** 30-12-31-0000-01020-0050, 29-12-31-0000-01010-0022,  
32-12-31-0650-000B0-0021, 31-12-31-0000-01070-0000, 30-12-31-0000-  
01020-0040

Dear Mr. Douglas:

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. This letter and attachments are being provided due to your request for habitat/wetland evaluations of portions of the referenced parcels, related to a proposed transfer/swap of areas of equal net acreage of +/- 10.51 acres between portions of one privately owned parcel and portions of four county-owned parcels (PID information detailed below). The properties, owned by Byrndog PCP, LLC and the Flagler County Board of Commissioners, respectively, are located in Sections 29, 30, 31, & 32, Township 12 South, Range 31 East in Flagler County, Florida. Please see the attached location map (Figure 1) and property cards. Current property ownership is as follows:

Parcel Privately Owned by Byrndog PCP, LLC:

- 30-12-31-0000-01020-0040

Parcels Owned by Flagler County Board of Commissioners:

- 30-12-31-0000-01020-0050
- 29-12-31-0000-01010-0022
- 31-12-31-0000-01070-0000
- 32-12-31-0650-000B0-0021



Based on an assessment by CES, as shown in the attached table and figures, the habitat types on the portions to be swapped of the private and county-owned parcels are comprised of pine plantation (uplands) and hydric pine flatwoods (wetlands). Also, the total wetlands on the parcel segments currently owned by the Flagler County Board of Commissioners appear to total +/- 4.29 acres, based on a combination of wetland delineations (some areas only), preliminary wetland mapping exercises and limited ground-truthing, whereas the total wetland acreage on the parcel segments currently owned by Byrndog PCP, LLC, total +/- 1.92 acres. A summary describing the parcel acreages appears in the attached table.

Our assessment indicates that a swap of these parcel segments between Byrndog PCP, LLC and Flagler County would yield the county a greater degree of uplands (+/- 8.59 acres) than currently possessed (+/- 6.22 acres), and less acreage of wetlands. Further, it is the opinion of CES that the quality of habitat is highly similar between the county and private-owned parcels, with no significant differences of note.

We trust that this information is helpful for you in discussions with Flagler County, to make determinations as to the habitat value of the parcel segments proposed for potential transfer. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Ryan A. Carter". The signature is fluid and cursive, with the first name being the most prominent.

Ryan A. Carter, PWS  
Vice President  
Carter Environmental Services, Inc.

- Enclosures:** Parcel Summary Table  
Location Map – Figure 1  
Current Parcel Ownership Map – Figure 2  
FLUCFCS/Existing Conditions Map – Figure 3  
Flagler County Property Cards (5)

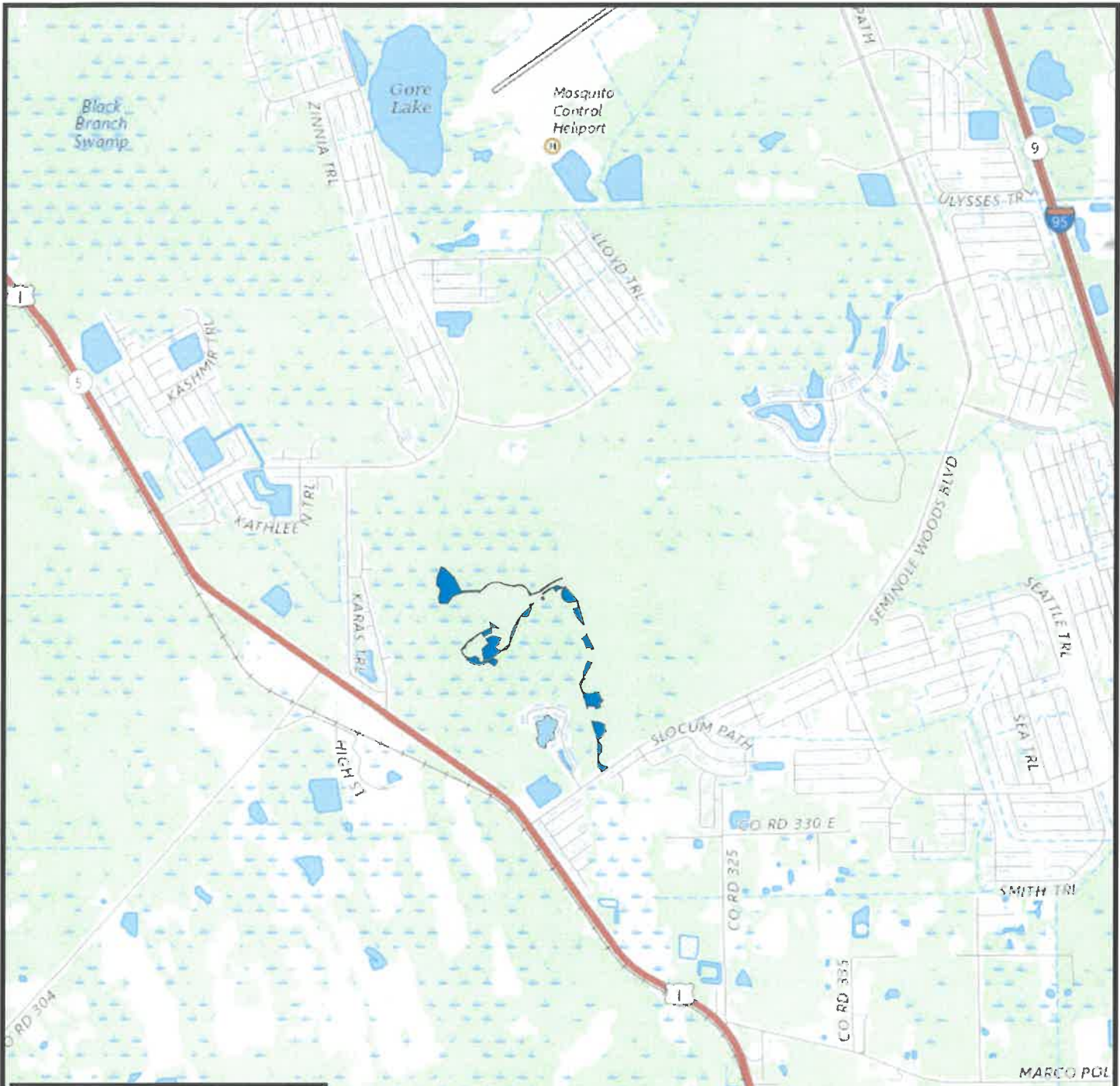
## Douglas-Cascades Proposed Land Swap Parcel Summary Table

14-Nov-22


*\*All acreage figures only approximate*

Parcel ID	Current Ownership	Total Area (acres)	Proposed Swap Area (acres)	Approximate Wetlands (acres)	Approximate Uplands (acres)
30-12-31-0000-01020-0040	Byrndog PCP, LLC	68.89	10.51	1.92	8.59
30-12-31-0000-01020-0050	Flagler County Board of Commissioners	337.25	8.05	4.29	3.76
29-12-31-0000-01010-0022	Flagler County Board of Commissioners	0.08	0.08	0.00	0.08
31-12-31-0000-01070-0000	Flagler County Board of Commissioners	8.60	1.62	0.00	1.62
32-12-31-0650-00080-0021	Flagler County Board of Commissioners	0.79	0.76	0.00	0.76

F:\CES Projects\Project Files\Active\Projects\Project Files\2020\5.2020\5.2020 Douglas Tract\1-17\GIS\MXD\County land swap\01-Douglas Cascades\_Swap\_Location 1-11-22.mxd



**Legend**

 Subject Parcel Segments

0 1,500 3,000  
Feet

Sources: USGS National Topo Map

Information represented on this map is for planning purposes only.

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

www.carterenv.com

Location Map

**Douglas - Cascades Land Swap**

Project: 5.21253	Palm Coast, Florida	Date: Nov 11 2022
------------------	---------------------	-------------------


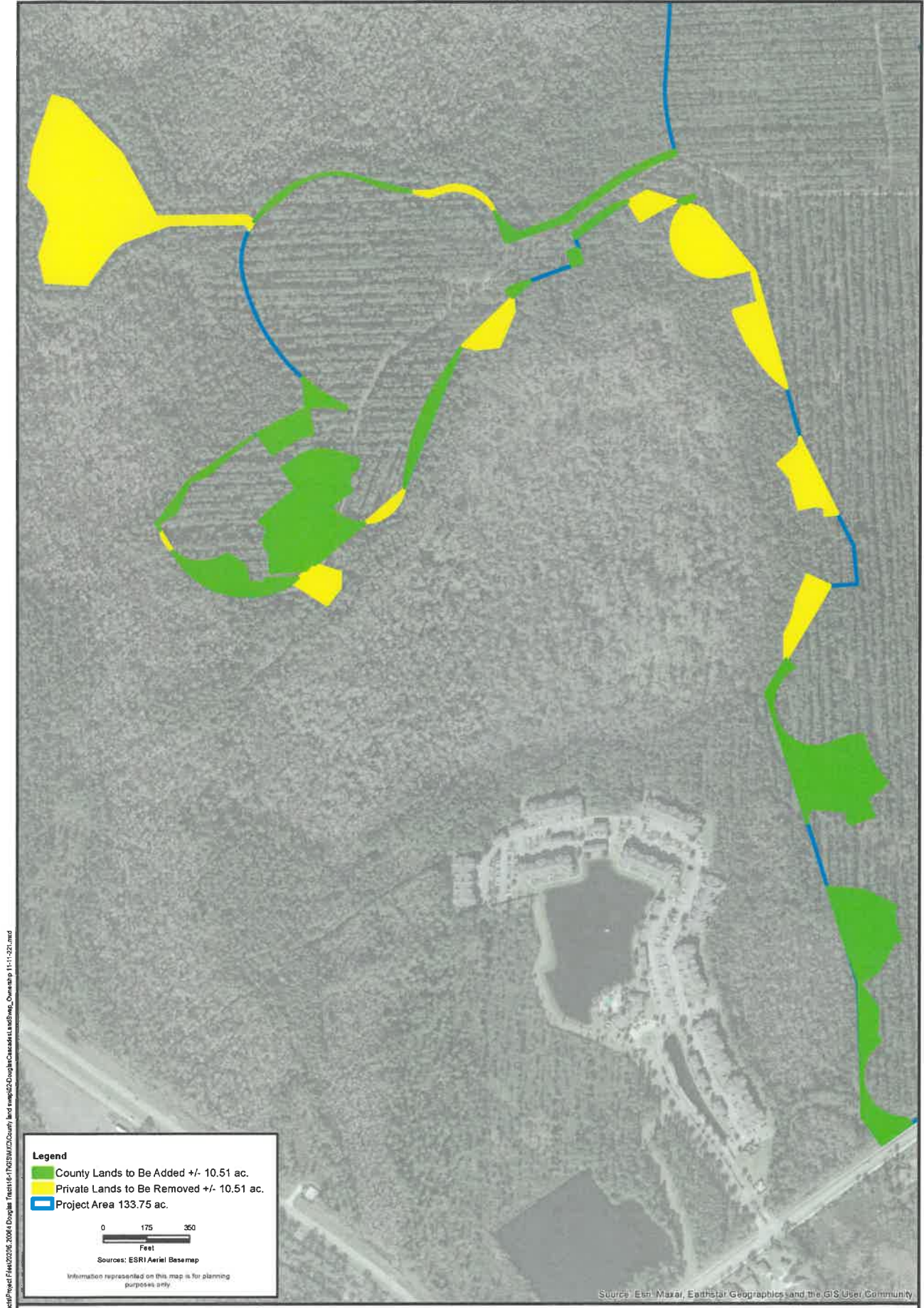
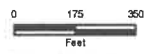


Figure: 1



F:\CES\Project\Project Files\Nov\Project Files\2022\Douglas - Cascades Land Swap\Map\Ownership\_Compact\_11-11-22.mxd

- Legend**
- County Lands to Be Added +/- 10.51 ac.
  - Private Lands to Be Removed +/- 10.51 ac.
  - Project Area 133.75 ac.



Sources: ESRI Aerial BaseMap  
 Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics and the GIS User Community

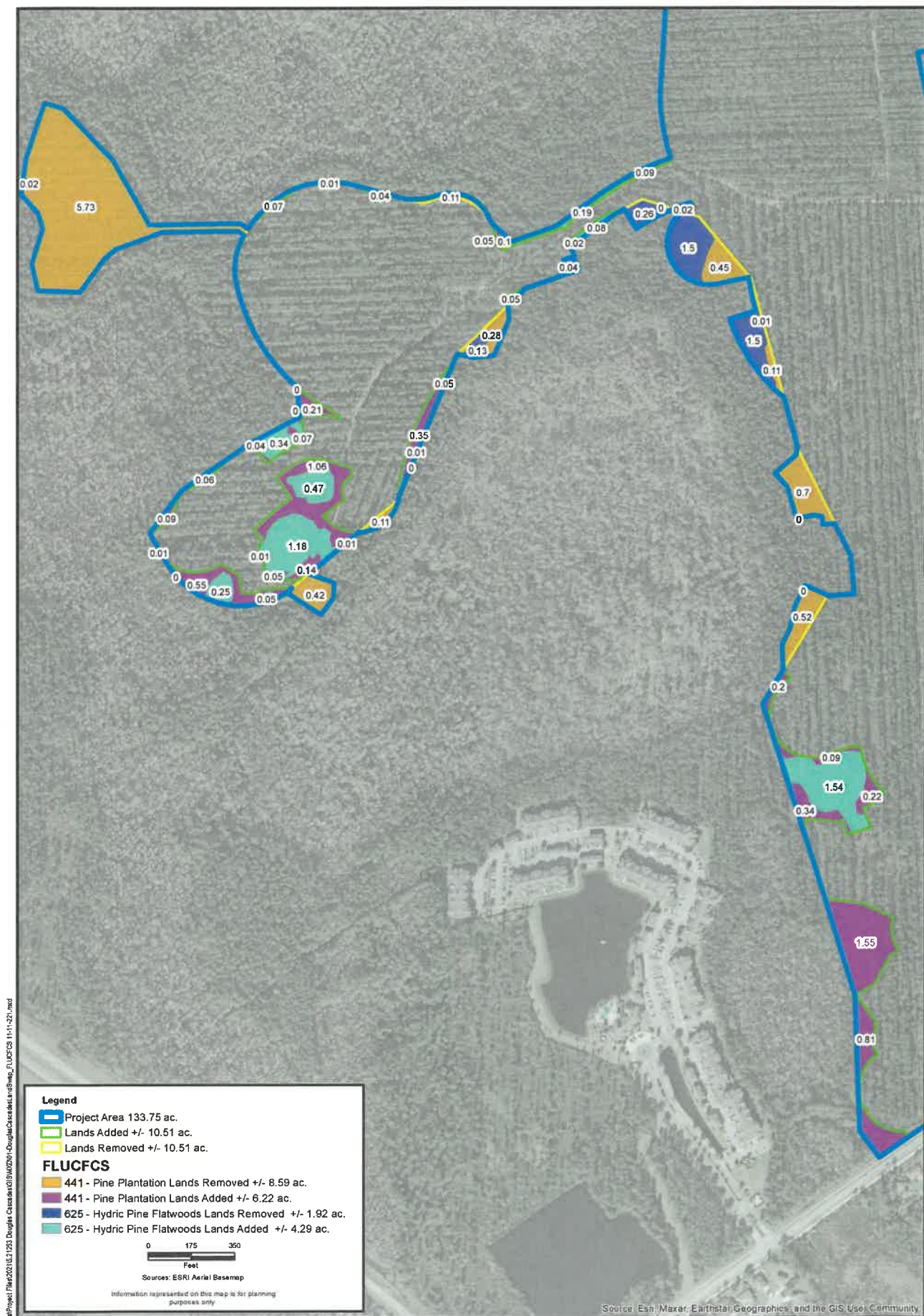
**CARTER ENVIRONMENTAL SERVICES, INC.**  
 42 Masters Drive  
 St. Augustine, FL 32084  
 904-540-1786  
[www.carterenv.com](http://www.carterenv.com)

Current Ownership of Parcel Segments  
**Douglas - Cascades Land Swap**

Project: 5.21253	Palm Coast, Florida	Date: Nov 11 2022
------------------	---------------------	-------------------

Figure: 2





FLUCFCS Project: F:\Projects\Projects\Map\2022\1123\Douglas\_Cascades\GIS\Map\2022\1123\Douglas\_Cascades\_Land\_Swap\_FLUCFCS\_111121.mxd

Source: Esri, Maxar, Earthstar, Geographics, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**


**CES** 42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

www.carterenv.com

**FLUCFCS Map**

**Douglas - Cascades Land Swap**

Project: 5.21253	Palm Coast, Florida	Date: Nov 11 2022
------------------	---------------------	-------------------

  
 Figure: 3



Owner Information

Primary Owner
Hyndrix Pcs, LLC
180 Brookhaven CT S
Palm Coast, FL 32164

Parcel Summary

Parcel ID 30-12-31-0000-01020-0040
Prop ID 80158
Location Address PALM COAST, 32164
Brief Tax Description\* 68.41 AC IRREG-SHAPED PARCEL MORE DES IN OR 1375/1329 AND WHAT IS KNOWN AS PROPOSED CASCADES AT GRAND LANDINGS OR 1375/1329 OR 1651/1482-COURT ORDER-ANDREW J BOLNICK AS RECEIVER(POA) OR 1732/833- OR 1887/1476
Property Use Code TIMBERLAND 80-89 (005500)
Tax District UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 01)
Millage Rate 14.4191
Homestead N
GIS sqft 3,000,697.492

View Map

Valuation

Table with 5 columns: Category, 2022 Certified Values, 2021 Certified Values, 2020 Certified Values, 2019 Certified Values. Rows include Building Value, Extra Features Value, Land Value, Land Agricultural Value, Agricultural (Market) Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Protected Value.

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

Historical Assessment

Table with 10 columns: Year, Building Value, Extra Features Value, Land Value, Agricultural Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Maximum Portability. Rows from 2009 to 2021.

TRIM Notice

2022 TRIM Notice (PDF)

Sales

Table with 8 columns: Sale Date, Sale Price, Instrument, Book, Page, Qualification, Vacant/Improved, Grantor, Link to Official Records. Rows for sales on 8/24/2022, 8/13/2012, 8/7/2009, and 12/28/2005.

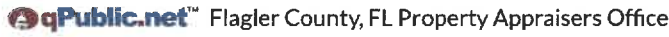
No data available for the following modules: Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features, Photos.

The Property Appraiser 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 tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.
User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 11/9/2022, 8:25:23 AM



Version 2.3.270



Owner Information

Primary Owner
Flagler County Board Of County Commissioners
1769 E Moody Blvd
Bldg 2 Suite 302
Bunnell, FL 32110

Parcel Summary

Parcel ID: 30-12-31-0000-01020-0050
Prop ID: 80159
Location Address: PALM COAST, 32164
Brief Tax Description: 342.79 AC ALL THAT PART OF SEC NOT BEING PCH, LEVITT (THE CASCADES) AND THE RESERVE MORE PART DESCRIBED IN OR 1371 /1876 BEING "ENVIRONMENTALLY SENSITIVE LAND" PER DEED
Property Use Code: COUNTY (008600)
Tax District: UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 01)
Millage Rate: 14.4191
Homestead: N
GIS sqft: 14,690,459.407

View Map

Valuation

Table with 5 columns: Category, 2022 Certified Values, 2021 Certified Values, 2020 Certified Values, 2019 Certified Values. Rows include Building Value, Extra Features Value, Land Value, Land Agricultural Value, Agricultural (Market) Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Protected Value.

Current Exemptions on this parcel: 03 - COUNTY

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

Historical Assessment

Table with 10 columns: Year, Building Value, Extra Features Value, Land Value, Agricultural Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Maximum Portability. Rows from 2009 to 2021.

TRIM Notice

2022 TRIM Notice (PDF)

Sales

Table with 10 columns: Sale Date, Sale Price, Instrument, Book, Page, Qualification, Vacant/Improved, Grantor, Link to Official Records. Row for 12/22/2005 sale to THE RESERVE LLC.

No data available for the following modules: Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features, Photos.

The Property Appraiser 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. This statement of information is true to the best of our knowledge.

User Privacy Policy

GDPR Privacy Notice

Last Data Upload: 11/9/2022, 8:25:23 AM



Version 2.3.230



**Owner Information**

**Primary Owner**  
 Flagler County Board of County  
 Commissioners  
 1769 E Moody Blvd  
 Bldg 2 Suite 302  
 Bunnell, FL 32110

**Parcel Summary**

**Parcel ID** 29-12-31-0000-01010-0022  
**Prop ID** 8D141  
**Location Address** PALM COAST, 32164  
**Brief Tax Description\*** 0.08 ACRE A SILVER LYING ALONG W/1/4 SEC LINE NORTH OF LOT 49 AND SOUTH ALONG SAID ROAD OF PROPOSED CASCADES AT GRAND LANDINGS PHASE I OR 1371/1876  
[Note: \*The Description above is not to be used on legal documents.]  
**Property Use Code** COUNTY (008600)  
**Tax District** UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 01)  
**Millage Rate** 14.4191  
**Hornstead** N  
**GIS sqft** 3,346.984

[View map](#)

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$3,600	\$840	\$680	\$680
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$3,600	\$840	\$680	\$680
Assessed Value	\$823	\$748	\$680	\$680
Exempt Value	\$823	\$748	\$680	\$680
Taxable Value	\$0	\$0	\$0	\$0
Protected Value	\$2,777	\$92	\$0	\$0

Current Exemptions on this parcel:  
 03 - COUNTY

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

**Historical Assessment**

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$0	\$0	\$840	\$0	\$840	\$748	\$748	\$0	\$92
2020	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2019	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2018	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2017	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2016	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2015	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2014	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2013	\$0	\$0	\$680	\$0	\$680	\$680	\$680	\$0	\$0
2012	\$0	\$0	\$720	\$0	\$720	\$720	\$720	\$0	\$0
2011	\$0	\$0	\$720	\$0	\$720	\$720	\$720	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$1,260	\$0	\$0	\$0	\$1,260
2009	\$0	\$0	\$0	\$0	\$1,800	\$0	\$0	\$0	\$1,800

**TRIM Notice**

[2022 TRIM Notice \(PDF\)](#)

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
12/28/2005	\$0	WD	1371	1876	Qualified (Q)	Vacant	* THE RESERVE LLC	<a href="#">Link (Clerk)</a>

No data available for the following modules: Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features, Photos.

The Property Appraiser 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 tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.  
 User Privacy Policy  
 GDPR Privacy Notice

Last Data Upload: 11/9/2022, 8:25:23 AM



Version 2.3.2.0



**Owner Information**

**Primary Owner**  
 Flagler County Board Of County Commissioners  
 1769 E Moody Blvd  
 Bldg 2 Suite 302  
 Bunnell, FL 32110

**Parcel Summary**

**Parcel ID** 31-12-31-0000-01070-0000  
**Prop ID** 80165  
**Location Address** PALM COAST, 32164  
**Brief Tax Description\*** 8.10 ACRES PARCEL LYING EAST OF US #1 (EX PALM COAST SUBD) OR 553 PG 1539 PART # 409,426,414 OR 1070/277 OR 1329/1277(EX 1.09 AC AS DEEDED TO LEVITT & SONS OR 1375/1329) OR 1371/1876  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** COUNTY (D08600)  
**Tax District** UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 01)  
**Millage Rate** 14.4191  
**Homestead** N  
**GIS sqft** 374,399.653

[View Map](#)

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$186,500	\$45,050	\$36,850	\$36,850
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$186,500	\$45,050	\$36,850	\$36,850
Assessed Value	\$44,169	\$40,335	\$36,850	\$36,850
Exempt Value	\$44,169	\$40,335	\$36,850	\$36,850
Taxable Value	\$0	\$0	\$0	\$0
Protected Value	\$142,331	\$4,715	\$0	\$0

Current Exemptions on this parcel:  
 03 - COUNTY

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

**Historical Assessment**

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$0	\$0	\$45,050	\$0	\$45,050	\$40,335	\$40,335	\$0	\$4,715
2020	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2019	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2018	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2017	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2016	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2015	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2014	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2013	\$0	\$0	\$36,850	\$0	\$36,850	\$36,850	\$36,850	\$0	\$0
2012	\$0	\$0	\$38,900	\$0	\$38,900	\$38,900	\$38,900	\$0	\$0
2011	\$0	\$0	\$39,900	\$0	\$39,900	\$39,900	\$39,900	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$68,575	\$0	\$0	\$0	\$68,575
2009	\$0	\$0	\$0	\$0	\$96,250	\$0	\$0	\$0	\$96,250

**TRIM Notice**

[2022 TRIM Notice \(PDF\)](#)

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
12/28/2005	\$0	WD	1371	1876	Qualified (Q)	Vacant	* THE RESERVE,LLC	<a href="#">Link (Clerk)</a>
9/23/2005	\$3,000,000	WD	1329	1277	Qualified (Q)	Vacant	* FLORIDA LANDMARK COMMUNITIES	<a href="#">Link (Clerk)</a>
4/1/1996	\$23,387,900		553	1539	Qualified (Q)	Improved	* CORPROPA & FINC	<a href="#">Link (Clerk)</a>
3/1/1900	\$26,979		0	0	Unqualified (U)	Vacant	* CONVERSION	<a href="#">Link (Clerk)</a>
1/1/1900	\$212,247		0	0	Unqualified (U)	Vacant	* CONVERSION	<a href="#">Link (Clerk)</a>

No data available for the following modules: Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features, Photos.

The Property Appraiser 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 tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.  
 User Privacy Policy  
 GDPR Privacy Notice

Last Data Upload: 11/9/2022, 8:25:23 AM





Owner Information

Primary Owner
Flagler County Board Of County Commissioners
1769 E Moody Blvd
Bldg 2 Suite 302
Bunnell, FL 32110

Parcel Summary

Parcel ID: 32-12-31-0650-000B0-0021
Prop ID: 80201
Location Address: PALM COAST, 32164
Brief Tax Description: .79 AC INCLUDES 3 NON- CONTIGUOUS PARCELS LYING ALONG THE WLY SEC LINE OF SEC 32 AND NLY OF SEMINOLE WOODS BLVD PART OF WHAT IS KNOWN AS PROPOSED CASCADES AT GRAND LANDINGS OR 1371/1876
Property Use Code: COUNTY (008600)
Tax District: UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 01)
Millage Rate: 14.4191
Homestead: N
GIS sqft: 34,393.984

View Map

Valuation

Table with 5 columns: 2022 Certified Values, 2021 Certified Values, 2020 Certified Values, 2019 Certified Values. Rows include Building Value, Extra Features Value, Land Value, Land Agricultural Value, Agricultural (Market) Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Protected Value.

Current Exemptions on this parcel: 03 - COUNTY

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

Historical Assessment

Table with 10 columns: Year, Building Value, Extra Features Value, Land Value, Agricultural Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Maximum Portability. Rows range from 2009 to 2021.

TRIM Notice

2022 TRIM Notice (PDF)

Sales

Table with 10 columns: Sale Date, Sale Price, Instrument, Book, Page, Qualification, Vacant/Improved, Grantor, Link to Official Records. Row: 12/28/2005, \$0, WD, 1371, 1876, Qualified (Q), Vacant, THE RESERVE LLC, Link (Click)

No data available for the following modules: Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features, Photos.

The Property Appraiser 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 tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.

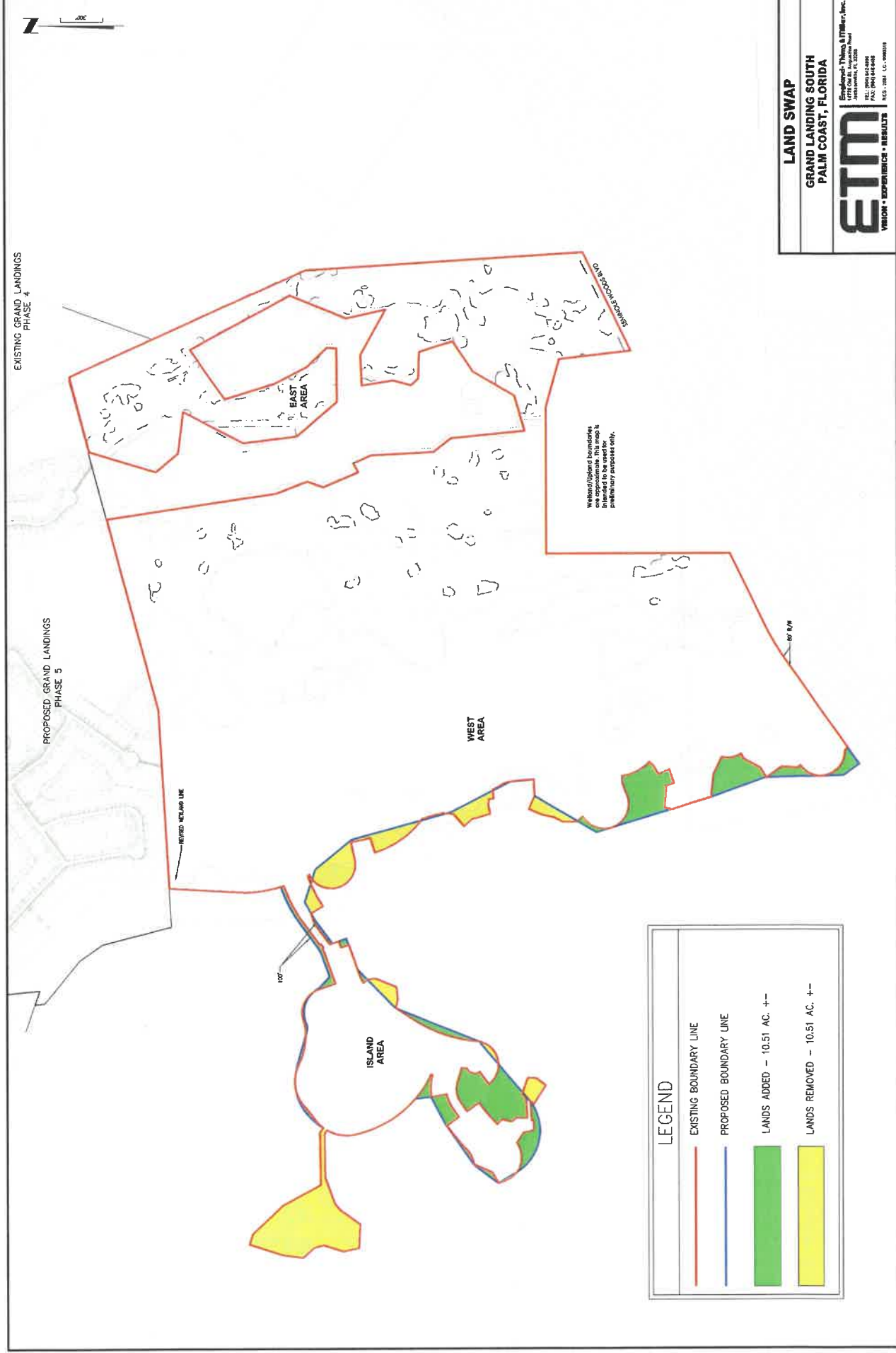
User: Privacy Policy
GDPR Privacy Notice

Last Data Upload: 11/9/2022, 8:25:23 AM



Version: 2.3.230

# EXHIBIT “D”



**LEGEND**

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- LANDS ADDED - 10.51 AC. +-
- LANDS REMOVED - 10.51 AC. +-

**LAND SWAP**  
**GRAND LANDING SOUTH**  
**PALM COAST, FLORIDA**

**ETM**  
VISION • EXPERIENCE • RESULTS

Employed: Thomas & Thomas, Inc.  
10000 US Highway 1  
Palm Beach Gardens, FL 33418  
TEL: (561) 943-9999  
FAX: (561) 943-9998  
REG. 7081 U.C. 000019