



**FLAGLER COUNTY PUBLIC SCHOOLS, FACILITIES PLANNING**  
**SCHOOL PLANNING AND CONCURRENCY APPLICATION/SCHOOL IMPACT ANALYSIS**  
PO Box 755, Bunnell, FL 32110 (386) 586-5192 x1313

**Instructions:**

\*Please submit two original copies of a completed application, location map, and the application fee. (made payable to Flagler County Public Schools) to the appropriate Jurisdiction/Municipality. Fee schedule on page four (4).

\*The Municipality will review application and forward it to the Coordinator of Planning & Intergovernmental Relations of Flagler County School.

City of Palm Coast 160 Lake Avenue Palm Coast, FL 32164	Flagler County 1769 E. Moody Blvd., Bldg. #2 Bunnell, FL 32110	City of Bunnell 604 E. Moody Blvd. Bunnell, FL 32110	City of Flagler Beach 105 S. 2 <sup>nd</sup> . Street Flagler Beach, FL 32136
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**I. Application Type - Check one only**

<input checked="" type="radio"/>	Non-Binding Determination (Comprehensive Plan Amendment; Rezoning)	<input type="radio"/>	Letter of Concurrency Exemption	<input type="radio"/>	Project Amendment / Reevaluation
<input type="radio"/>	School Capacity Reservation (Only at Preliminary Plat, Final Plat, Site Plan Amendment)	<input type="radio"/>	Time Extension	<input type="radio"/>	Proportionate Share Mitigation

**II. Project Information**

Project Name Veranda Bay Local Government: City of Flagler Beach  
Parcel ID #: See attached legal description  
Location / Address of Subject Property: \_\_\_\_\_  
Closest Major Intersection: SR 100/ Colbert Lane & John Anderson Highway

(Please attach separate sheet of multiple parcels – attach and location map)

**III. Ownership Information**

Owner Name(s): Michael D. Chiumento III, Authorized Agent  
Contact Person: Michael D. Chiumento III, Esq.  
Mailing Address: 145 City Place, Suite 301, Palm Coast, FL 32164  
Telephone #: 386-445-8900 E-mail Address: michael3@legalteamforlife.com



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**IV. Applicant Information**

Contract Purchaser/Developer Name(s): Veranda Bay, LLC; Palm Coast Intracoastal, LLC; Highway 100 C

Agent/Contact Person: Michael D. Chiumento III, Esq.

Mailing Address: 145 City Place, Suite 301, Palm Coast, FL 32164

Telephone #: 386-445-8900 E-mail Address: michael3@legalteamforlife.com

**V. Development Information**

<b>Project Data</b>			
<b>Current</b>		<b>Proposed</b>	
Future Land Use: Agriculture, conservation, and Mixed Use High Intensity		Future Land Use: Low Density Residential and General Commercial	
Zoning: Planned Unit Development, Reserved, Single Family Residential		Zoning: Master Planned Development	
<b>Residential Units Proposed</b>			
Single Family Detached: <b>975</b>	Single Family Attached: <b>1410</b>	Apartments: <b>350</b>	Mobile Homes:
Total Units: <b>2,735</b>	Total Acres: <b>+/- 899</b>	Phased Project: Yes <input checked="" type="radio"/> No <input type="radio"/>	

PLEASE COMPLETE THE FOLLOWING TABLE WITH THE AMOUNT AND TYPE OF UNITS IN THE APPROPRIATE ANTICIPATED YEAR OF CONSTRUCTION

Unit Type	2024	2025	2026	2027	2028	2029	2030	2031	2032
Single Family	20	73	243	173	131	313	132	132	140
Multi Family	0	0	0	0	0	0	0	350	0
Mobile Family	0	0	0	0	0	0	0	0	0

Applicant shall provide the information above so the Flagler County School District can calculate student generation, evaluate school capacity and address any potential mitigation. The applicant is responsible for obtaining any additional information required to complete the review process.

For further information regarding the application process, please contact the local government of jurisdiction.

Unit Type	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Single Family	116	112	80	100	80	100	80	100	80	100	80	0
Multi Family	0	0	0	0	0	0	0	0	0	0	0	0
Mobile Family												



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*I hereby certify the statement and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.*

**Disclaimers:** By my signature hereto, I do hereby certify that the information contained in the application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.

I further acknowledge that the School Board of Flagler County may not defend any challenge to my proposed application and that it may be my sole obligation to defend any and all action and approvals of this application. Submission of this application initiates a process and does not imply approval by the School Board of Flagler County and any of its staff.

I further acknowledge that I have read the information contained in the application and have had sufficient opportunity to inquire with regard to matters set forth therein and accordingly, fully understand all applicable procedures and matters relating to this application. I hereby represent that I have the lawful right and authority to file this application.

Owner: Michael D Chiumento III, Authorized Agent  
Name: Michael D. Chiumento III, Authorized Agent  
(Print)  
Signature: Michael D Chiumento III  
Digitally signed by Michael D Chiumento III  
Date: 2024.09.10 12:08:50 -04'00'  
Date: 9/10/2024

Reviewed by Jurisdiction/Municipality:  
Jurisdiction: City of Flagler Beach  
Date: 09/11/2024  
Name: Lupita McClenning  
(Print)  
Signature: Lupita McClenning  
Digitally signed by Lupita McClenning  
Date: 2024.09.11 10:14:31 -04'00'



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SERVICE FEE SCHEDULE  
~~Please make checks payable to Flagler County Public Schools~~

**School Capacity Availability Reports / Letters**

**School Capacity Determinations**

Nonbinding Review – (FLU/Rezone).....	\$200.00
Letter of Concurrency Exemption.....	\$100.00
Time Extension.....	\$150.00
Concurrency Determination Re-evaluation.....	\$150.00

**School Capacity Reservation - Certificate of School Concurrency**

11-49 Units .....	\$300.00
50+ Units.....	\$500.00

**Proportionate Share Mitigation**

11-49 Units .....	\$1,000.00
50+ Units.....	\$2,500.00
Appeals.....	\$1,000.00