

at Flagler Beach

PROJECT LOCATION



Image Source: ESPE 2522 Date: 5-23-24



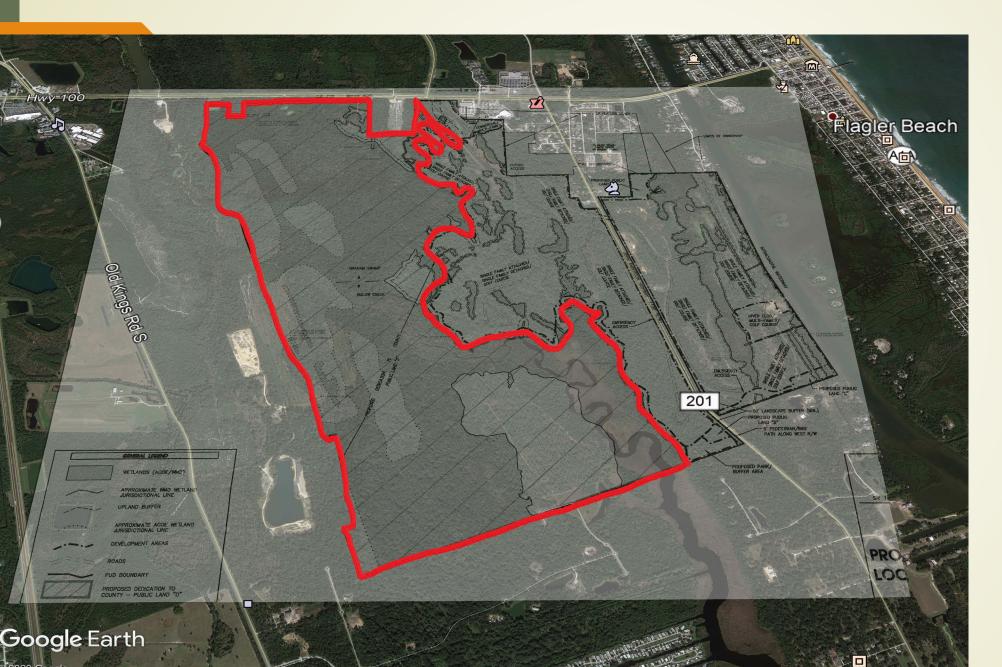




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History

- The original PUD was approved on November 7, 2005
- Original Project was +/- 2,000 ac.
- 1069 +/- Acres were conveyed to Flagler County as conservation on January 2, 2008
- Land to County for Intracoastal Access, Fire Station and Mosquito Control.
- Balance of land used for development.



Owner dedicated to Flagler County

- +/- 1,100 acres to County
- Boat Ramp to ICW
- Fire Station site
- Preservation/Bulow Creek.

Project Area





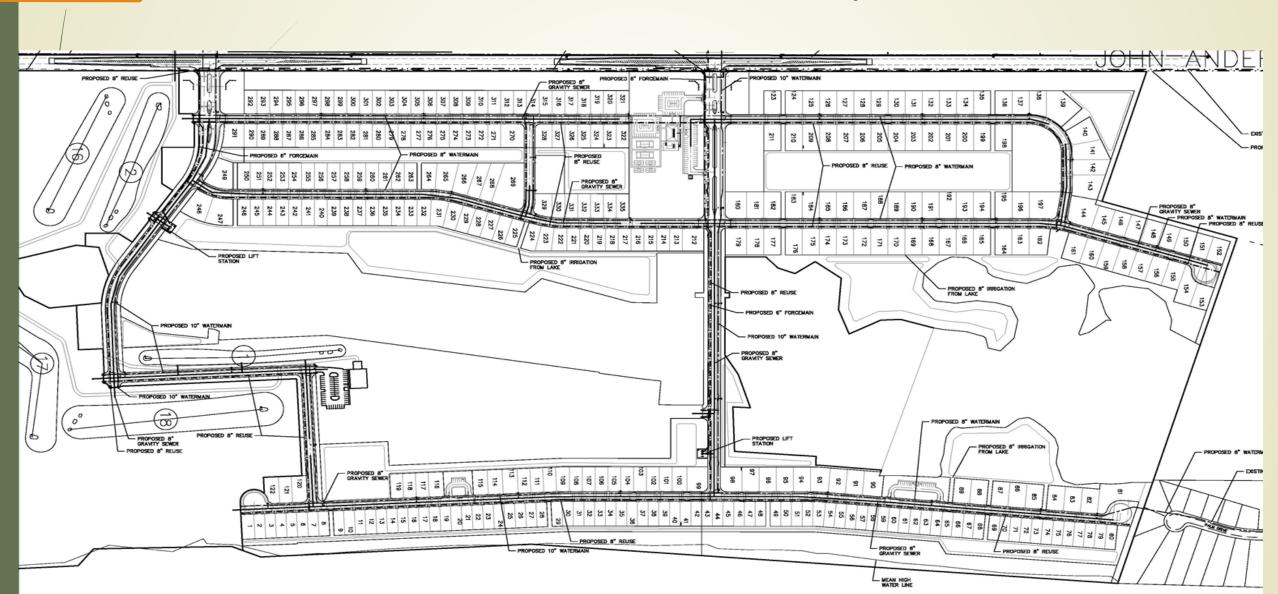






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Initial 3 Phases of Development





PROJECT VISION

CITY OF FLAGLER BEACH REQUEST TO PCI TO ANNEX.



City of Flagler Beach

P.O. Box 70 • 105 South 2nd Street Flagler Beach, Florida 32126

Phone (386) 517-2000 • Fax (386) 517-2008

January 25, 2024

Ken Belshe Sunbelt Land Management c/o Michael D Chiumento, III Chiumento Law via email to michael3@legalteamforlife.com

RE: VERANDA BAY

Dear Mr. Belshe:

Thank you for taking the time over the last several months to speak with elected officials and members of City staff about your long range plans for Veranda Bay. You have shown us through that outreach your desire to make Veranda Bay an asset for our area. Without doubt, this will be a significant development for the region. With that in mind, at its regular meeting on January 25, 2024, the City Commission for the City of Flagler Beach gave me unanimous consensus to invite you to consider annexation into the City of Flagler Beach.

While we understand the City of Palm Coast has also approached you to consider annexation, we believe annexation into the City of Flagler Beach makes the most sense. As we are all aware, the development lies in the service area for water and wastewater served by the City of Flagler Beach and the City has already committed to providing those services and begun incorporating your long range growth plans into its own capital improvement plans. In addition, the closest fire and police units to the development are those of the City of Flagler Beach. These infrastructure and proximity considerations make the City of Flagler Beach an obvious choice for annexation. Beyond those practical consideration, though, the City of Flagler Beach is a special place with a growing reputation as a unique destination that attracts visitors and new residents from far and wide. We believe and hope you agree that annexation into the City of Flagler Beach at this stage of the development creates an opportunity for us all to work together to protect, promote, and benefit from all that makes Flagler Beach special.

January 25, 2024 Page 2

As you know, this City fights for the things it believes important and we have had our differences in the past. From our perspective, we would much rather work together as a team than argue. Your willingness to discuss the long term plans for the development, open-mindedness to hear the concerns expressed about the development, and willingness to consider alternative approaches to the development have been greatly appreciated. Our Commission and myself are excited to extend to you this invitation to consider annexing into the City of Flager Beach.

Very truly yours,

Suzie Johnston

Mayor, City of Flagler Beach

Project Area







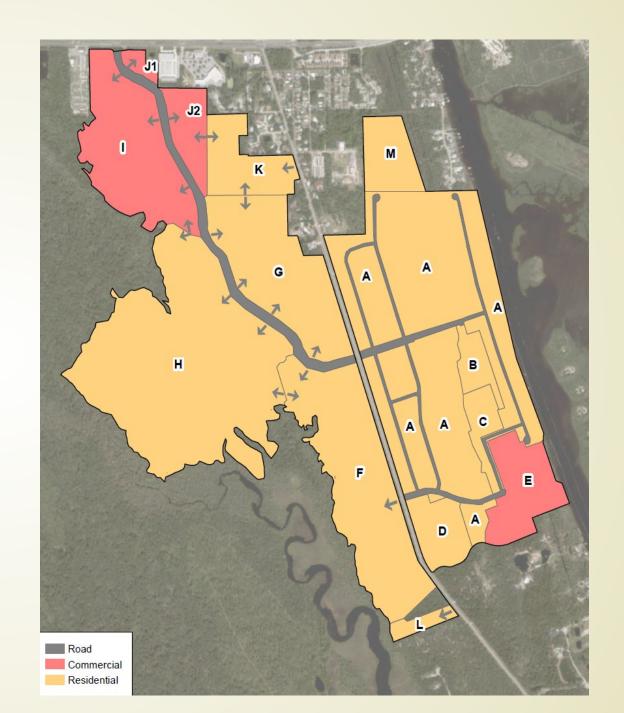




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PROJECT OVERVIEW

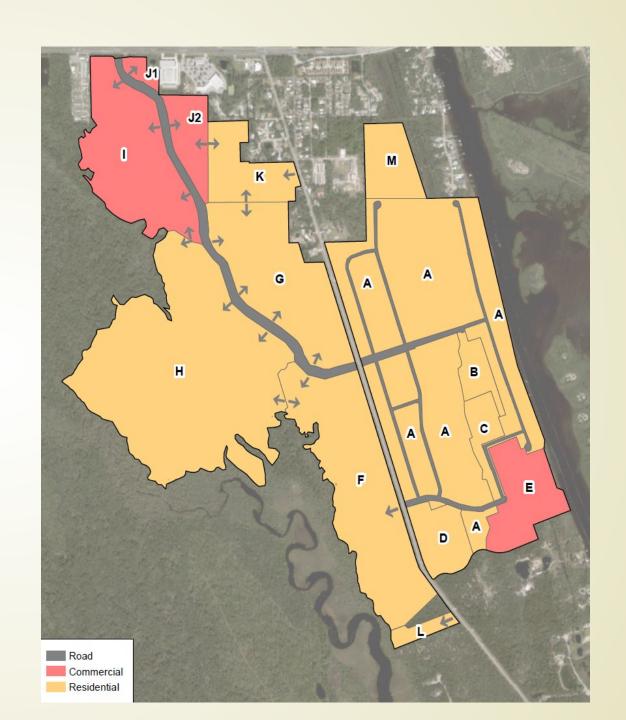
- Developed as mixed-use, low-density residential development focused on providing significant Open Space, including preserved lands.
- Recognizing that approximately 1,100 acres of land were previously dedicated to the County for (i) preservation, (ii) access to the ICW, and (iii) public safety.
- The Project will preserve a minimum of forty percent (40%) of the Project (> 300 acres) as Open Space, which includes, but is not limited to, preserved lands subject to passive recreation, buffers and wetlands.
- The Project provides for low density residential development less than permitted by the City's comprehensive plan (5 du/ac per).
- The Project provides for 98 ac of commercial development along State Road 100 ("SR100")
- The Project provides for a mixed use marina village.



PROJECT OVERVIEW

The residential uses shall include multiple types of housing opportunities such as low density residential development, medium density multi-family uses, and high density multi-family uses; none exceeding thirty five feet (35') in height.

- Property designated as Commercial, generally located adjacent to SR100, is intended to provide shopping, office and other commerce and economic development opportunities for the Project's residents and the general public. However, this area may also be developed into a mixed-use center where residential uses are integrated with the general commercial uses to further the concept of "work, shop and play".
 - The commercial area identified adjacent to the Intracoastal Waterway ("ICW") is intended to be developed into a mixed use marina village. The marina village provides for a commercial or private marina which may include a ship store, restaurants, retail uses or other commercial uses integrated with medium density to high density residential uses.



APPLICATIONS

- PRE-ANNEXATION AGREEMENT
- VOLUNTARY PETITION TO ANNEX INTO THE CITY OF FLAGLER BEACH
- AMEND THE COMPREHENSIVE PLAN DESIGNATION
- AMEND THE MASTER PLANNED DEVELOPMENT AGREEMENT

ANNEXATION

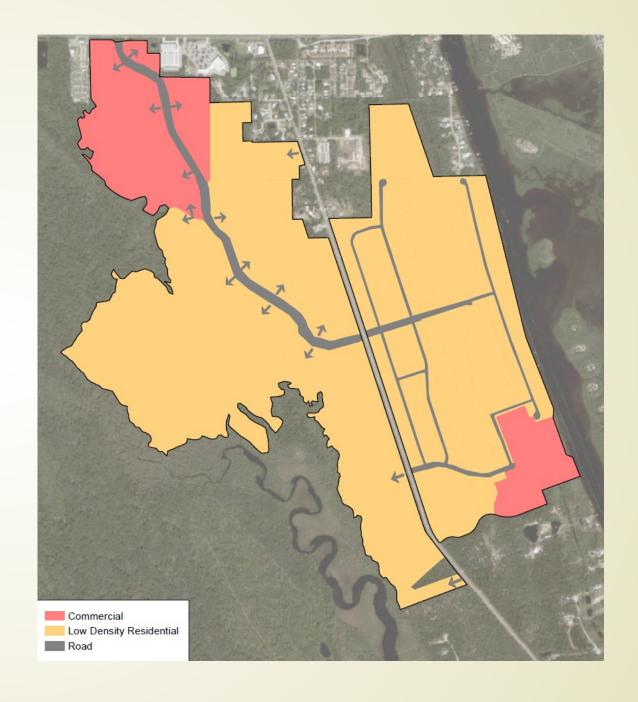
- City will provide potable water, wastewater and re-use water to the Project.
- Developer's \$1,500,000 investment for re-use to be provided by City.
- Buffers along John Anderson Highway to minimize view of Project.
- Commit 40% of the Project to be Open Space.
- Construct Spine Road (SR100/ Colbert Lane to John Anderson Highway) to minimize impact to John Anderson Highway.

STAFF RECOMMENDS APPROVAL

Comprehensive Plan Land Use Amendment

- Low Density Residential (0-5 units/ac).
- Commercial.
- Maintain City Adopted LOS for roads, parks, and other public facilities.
- Consistent with adjacent land uses.
- Cultural, Historical and Natural resources addressed.

STAFF RECOMMENDS APPROVAL



- Roads/Traffic (August '24)
 - Coordinate with Regional Transportation Planning Agency, FDOT, City of Flagler beach and City of Palm Coast.
 - Zoning level report.
 - Not a concurrency report, at time of plat.
 - Conclusions
 - Construct the Spine road.
 - Turn lanes and signalization, including \$R100/John Anderson highway.
 - Colbert Lane/SR 100...coordinate with FDOT.
 - As a result of these improvements out project will not cause any roadway to fail as defined by FDOT or City.



- Open Space
 - ■40% of the Project will be Open Space as defined by the City's LDR.
- Environmental (Ecological Services, Sisk)
 - Previously dedicated 1100 ac. to County.
 - Environmental Assessment Report
 - Wildlife Habitat Identified (Gopher Tortoise).
 - Wetlands identified by LIDAR.
- Historic Resources
 - Study performed and no outstanding issues.



- City Utilities
 - Potable Water
 - Wastewater
 - Reuse Water
 - \$1,500.000 in Reuse lines,
 - Await City to Provide
 - City will sell reuse to residents
- John Anderson Hwy Buffers
 - 100 ft buffer on East side
 - ■50 ft buffer on West side



- Stormwater
 - Stormwater system permitted by state and federal agencies
 - Owned and maintained by CDD or POA
 - Independent system
- Schools
 - Existing Mitigation Agreement with District (335 units)
- Housing Diversity
 - Single family detached
 - ■Townhouse & Villas
 - Multifamily (Condo/Apt)



Recreation

- Existing Amenity for Existing Development
- ► Marian Village
- Recreation facility on west side of JAH
- Passive trail and recreation
- Coordinate with County to link to County Blue Way trails
- Entertainment venues



Flagler County Concerns

- Concerns re: buffers at Bulow Creek and John Anderson Highway.
- 2. Include language for "narrowing areas" where minimum setbacks will be 75 feet for Bulow Creek area.
- 3. No priyate well sites.
- 4. Narrowing down/refining Exhibit G to the MPD (the Land Use Exchange Table).
- 5. Including a trigger for spine road development.



City of Flagler Beach PAR Board

- 1. Ensure availability for projected demand on infrastructure.
- 2. School capacity availability for projected demand.
- 3. Addressing burning during development.
- 4. Including a trigger for spine road development.
- 5. Revise section 16 of the Agreement re: land use conversion, it will require a small scale amendment if change in land use occurs.



- Economic Benefit
- Total Residential Property Tax
 - **\$999,530,156.00**
- Total Commercial Property Tax
 - **\$17,850.979.00**
- School Impact Fees
 - **\$1/2,265,864.00**
- Flagler Beach Impact Fees.
 - **\$41,062.030.00**
- Fiscal Surplus
 - **\$336,572,169.00**





at Flagler Beach