

ISSUES	LOCATION	PROPOSED RESPONSE
MPD AGREEMENT		
Cap maximum number of units at 2,735.	Page 5;	Notation in Chart made to designate “ <i>Max</i> ”
Revise to include that City reviews site plans, preliminary plats, and final plats in accordance with Section 6 of the LDR.	Page 6; Line 13-15	ADDED “... <i>which shall be approved by the City</i> ”
Review minor modifications section. Revise to provide definitions/ guidelines clarifying the process.	Page 7; Line 20	ADDED “ <i>Bulow Creek</i> ”
Protect access to Palm Drive	Page 10, ln 23	ADDED: “ <i>Vehicular and pedestrian access from the Project to Palm Drive shall be expressly prohibited</i> ”
Spine Road Construction	Pg 13; ln 8	Added: <i>If after the 600th home is completed within the residential areas of Veranda Bay, the construction of the Spine Road connection from State Road 100 to John Anderson Highway has not commenced, no further building permits will be issued for new home construction until the Spine Road construction is complete</i>
Incorporate provisions for a City Park/ City Amenity.	Page 14; Line 1	Added: <i>Declarant will cooperate with Flagler County to provide public park access to Bulow Creek in the southwest portion of the Project through the parcel currently owned by the County or an equivalent property.</i>
Concerns with HOA/CDD’s not being charged fees by City for use of City reuse water in common areas.	Page 15; Line 24	No Change.
MPD to state that Improvements prescribed in the Transportation Impact Study be included to minimize impacts to existing road infrastructure.	Page 16; Line 4	No Change.
Ensure stormwater shall be retained and treated prior to release into Bulow Creek.	Page 16; Line 14	No Change.
Revise landscaping section. Currently gives Declarant sole discretion. City would like minimum standards provided.	Page 17; Line 1-19	Added “ <i>All other landscaping design and requirements shall comply with those standards provided in Exhibit “I” which may be amended from time to time.</i> ”

Consider utilizing the City's Design Guidelines.		No Change.
Revise MPD to require three shade trees instead of two shade trees.	Page 17; Line 24; Page 18; Line 7	Added. "The Declarant shall require (i) three (3) shade trees for each . . ."
Concerns with the height of fences permitted.	Page 18; Line 15	No Change.
Wells	Pg 18, ln 20	Added. " <i>Notwithstanding the foregoing, private wells shall be prohibited on individual single-family lots</i> "
Revise to include buffers along John Anderson of 25-ft minimum, and 50-ft average.	Page 18; Line 23	Added. " <i>John Anderson Buffer. The Developer will voluntarily provide a 25-foot minimum and 50-foot average buffer along the limits of the Project boundary that coincides with the John Anderson Highway right of way.</i> "
Lighting on Bulow Creek	Pg 19, ln 6	Added. " <i>In addition, development within one hundred feet (100') from Bulow Creek shall be encouraged to use low level lighting shielded from view to minimize its impact to the natural environment</i> "
Review Fire Protection section; concerned that it reads as an obligation of the City.	Page 18; Line 25 Page 19; Line 1-6	No Change.
MPD to include that development is not exempt from Land Development Standards for Section 4 (Environmental and Resource Protection) and Section 7 (Signage).	Page 19; Line 15-19 Page 20; Line 1-24	No Change.
Revise to include buffers along Bulow Creek of 75 feet.	Page 20; Line 5	Added. " <i>Bulow Creek Buffer. The Developer will voluntarily provide a 25-foot minimum and 75-foot average buffer along the limits of the Project boundary that coincides with Bulow Creek. Notwithstanding the foregoing, the minimum setback shall be 75-feet in those areas as generally depicted in Exhibit "G".</i> "
Concerns with size/height of signs	Page 20;	No Change.
Consider designing areas for short term rentals.	Page 22; Line 6	Changed paragraphs to provide the SVR are only permitted in the commercially zoned properties.
Define Dry Slips	Pg 22, ln 20	Add.
Accessory Uses Set backs	Pg 23, ln 8	Changed to " <i>Five (5) feet</i> "
Concerns about pervious areas on table	Pg 25	Reduced pervious area for single family residential to " <i>70%</i> "

Architecture.	Pg 26, ln 21	All architectural standards and requirements shall be determined, approved and enforced by the Declarant. Notwithstanding, commercial architectural requirements shall be governed by the City's LDR.
Burning	Pg 27, ln 8	Delete and add: " <i>Open burning shall be prohibited during development.</i> "
Define dry slips.	Page 22; Line 6-9	Add. " <i>For purpose of this Agreement, dry slips shall be spaces not in or above the water used to park or store marine vessels.</i> "
Accessory setbacks are too narrow.	Page 22; Line 13-23 Page 23; Line 1-3	Currently are 2 ft/ 3 ft. Expand to 5 ft.
Increase space between buildings so emergency vehicles have access.	Page 24 & 25	
Concerns with the 80% impervious surface ratio.	Page 24 & 25	
No open burning. (Commissioner request)	Page 26; Line 21	Remove section (c).
Revise to include small scale (or large scale) land use amendments shall be submitted in accordance with state regulations.	Page 28; Line 13	"Notwithstanding the foregoing, any change or deviation from the approved land uses provided for herein shall be consistent with the City's Comprehensive Plan, which may require a small scale/ large scale comprehensive plan amendment as more particularly described in Section 163.3187, Florida Statutes.