

## Michele Ficocello

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**From:** Bill Freeman  
**Sent:** Tuesday, November 26, 2024 11:38 AM  
**To:** Michele Ficocello  
**Cc:** Lupita McClenning  
**Subject:** revised

Michele,

I reviewed the latest submittal for Legacy Point Cottages and have the following comment:

1. The plans indicate the requested improvement to Joyce street, which includes paving per city standard R-2, as depicted on page 20 of the submitted plans. Joyce St. currently only has a 40' right of way width and is not in compliance with city standards. Joyce Street will be receiving both stormwater and water utilities within the right of way. The minimum width will be required to be updated to 50' wide per standard R-2 of Flagler Beach's standard drawings. This may be accomplished by obtaining 10' of utility easements along Joyce Street. This may either be 5' on each side of Joyce street or 10' on one side of Joyce St. This will need to be continuous from John Anderson Rd. to the eastern property line of Legacy Pointe Apts.

If you have any questions, please do not hesitate to call me.



**Bill Freeman P.E.**

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