Timeline of electronic communication – Cascades FLUM and Zoning Map Amendment

June 29, 2023 – 5:02 PM from Jose Papa to Jeff Douglas (c. Michael Chiumento III and Ray Tyner)
Request on clarification on FLUM and Zoning Map Amendment

June 29, 2023 – 5:14 PM from Michael Chiumento III to Jose Papa and Jeff Douglas (c. Ray Tyner)
Hook piece is not part of application

June 29, 2023 – 6:39 PM from Jeff Douglas to Michael Chiumento III (c. Jose Papa and Ray Tyner)
JTL, has requested inclusion of hook piece. OK to proceed.

June 29, 2023 – 6:41 PM from Jeff Douglas to Jose Papa. Dan Welch and (c. Michael Chiumento, Ray Tyner) – SFR-1 to be modified to include JTL Parcel.

June 30, 2023 – 8:38 AM from Jose Papa to Jeff Douglas, Michael Chiumento III (c. Ray Tyner)
Request for signature page to include hook piece to rezoning.

June 30, 2023 – 3:51 PM from Michael Chiumento III to Daniel Welch, Jeff Douglas, Jose Papa (c. Ray Tyner)
JTL Property is not being changed. Property has nothing to do with Cascades application.

June 30, 2023 – 4:29 PM from Michael Chiumento III to Jose Papa (c. Jeff Douglas)
Applicant to provide signature. Limiting policy of 875 units.

July 3, 2023 – 9:18 AM from Ray Tyner to various staff members and applicant
Preliminary schedule.

July 4, 2023 – 5:57 AM from Michael Chiumento III to Caroline McNeil (c. Jeff Douglas, Jose Papa)
Applicant provides Affidavit/Application in PDF.

July 26, 2023 – 11:18 AM from Michael Chiumento III to Jose Papa (c. Jeff Douglas)
Amend limiting policy to 850 units.

Jose Papa

From: Jose Papa
Sent: Thursday, June 29, 2023 5:02 PM
To: Jeff Douglas
Cc: Michael Chiumento III; Ray Tyner
Subject: Cascades FLUM and REzoning
Attachments: Proposed FLUM and Zoning.pdf

Per discussion, we need clarification on the proposed FLUM and zoning map amendments.

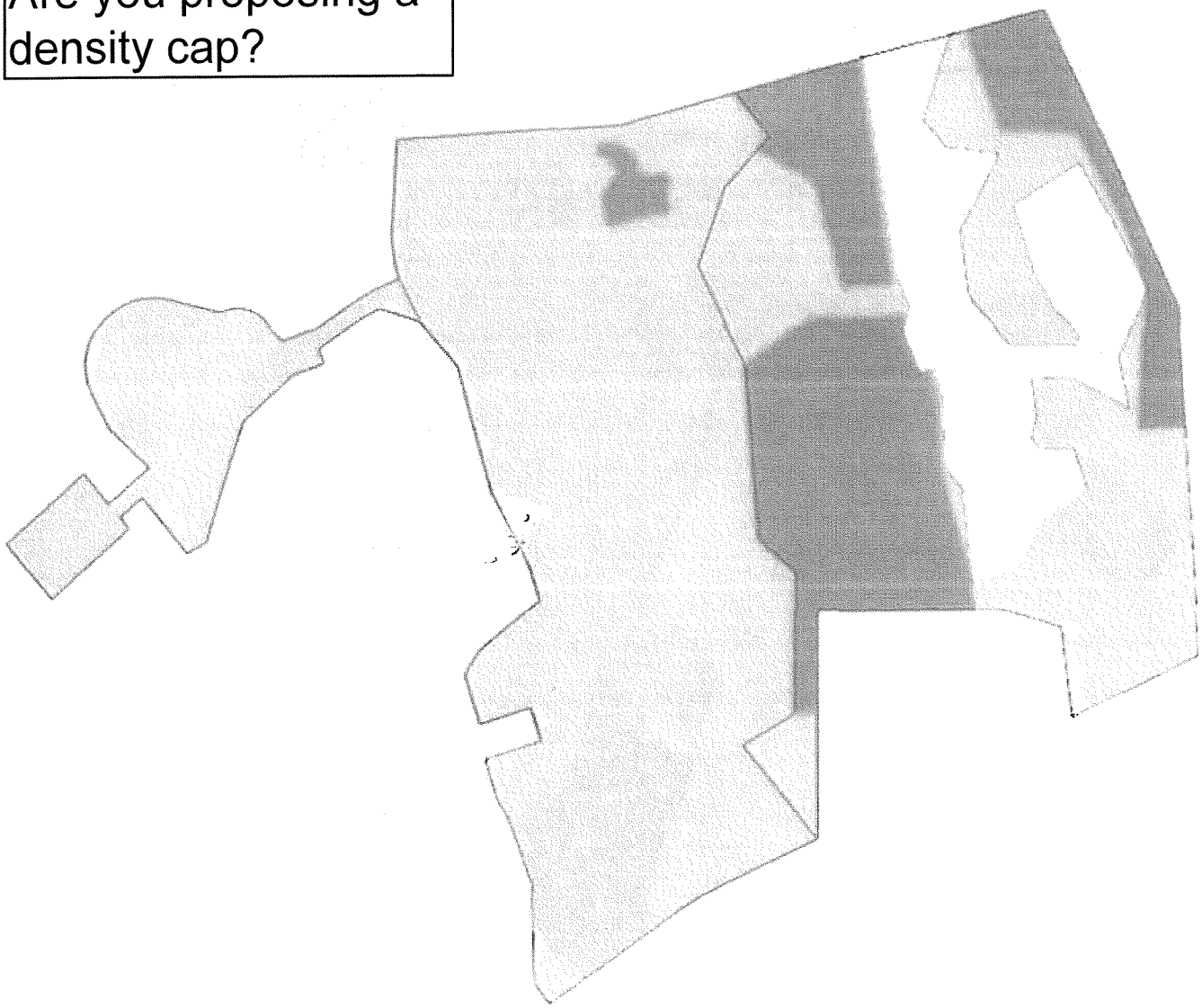
I have attached what was submitted. Please provide clarification regarding the application and provide necessary revisions.

Thank you.

Jose Papa, AICP
Senior Planner
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-2469
www.palmcoast.gov

Proposed FLUM

Are you proposing a density cap?



RES

CN

PROPOSED LANDUSE EXHIBIT

SANCTUARY AT GRAND LAKESIDE

PALM COAST, FLORIDA

ETM

Proposed Zoning

Is this part of your rezoning? Need legal description

SFR1

MFR2

PRS

PROPOSED LANDUSE EXHIBIT

CASCADES AT GRAND LAKEWOOD

PALM COAST, FLORIDA

ETM

Jose Papa

From: Michael Chiumento III <michael3@legalteamforlife.com>
Sent: Thursday, June 29, 2023 5:14 PM
To: Jose Papa; Jeff Douglas
Cc: Ray Tyner
Subject: RE: Cascades FLUM and REzoning

Jose, the hook parcel in White is not owned by us and is not part of the application.

Michael D. Chiumento III

Managing Partner

CHIUMENTO LAW
LEGAL TEAM FOR LIFE

Email: Michael3@LegalTeamForLife.com
Website: LegalTeamForLife.com
Facebook: /legalteamforlife

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From: Jose Papa <JPapa@palmcoastgov.com>
Sent: Thursday, June 29, 2023 5:02 PM
To: Jeff Douglas <jeff@douglaspd.com>
Cc: Michael Chiumento III <michael3@legalteamforlife.com>; Ray Tyner <RTyner@palmcoastgov.com>
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From: Jeff Douglas <Jeff@douglaspd.com>
Sent: Thursday, June 29, 2023 6:39 PM
To: Michael Chiumento III
Cc: Jose Papa; Ray Tyner
Subject: Re: Cascades FLUM and REzoning

Follow Up Flag: Follow up
Flag Status: Flagged

Michael,
JTL has requested that it is.
Jose, OK to proceed.

Jeffrey R Douglas
President
Douglas Property & Development, Inc
Florida & Maine
145 City Place Suite 303
Palm Coast, FL 32164
Office 386-446-6226
Cell 561-252-9905
Jeff@douglaspd.com

On Jun 29, 2023, at 5:14 PM, Michael Chiumento III <michael3@legalteamforlife.com> wrote:

Jose, the hook parcel in White is not owned by us and is not part of the application.

Michael D. Chiumento III
Managing Partner

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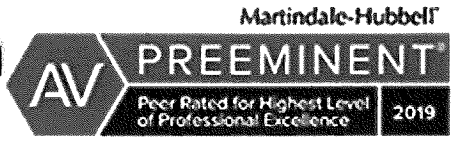

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Cc: Michael Chiumento III; Ray Tyner
Subject: Re: Cascades FLUM and REzoning
Attachments: image001.png; image003.png; image005.png; image007.png; image009.png; image011.png; Proposed FLUM and Zoning.pdf

Jose,
By copy, Dan Welch will modify the SFR-1 to include the JTL Parcel.
Danny,
Let me know when this is done.
Thank you,
jd

Jeffrey R Douglas
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Jose Papa

From: Jose Papa
Sent: Friday, June 30, 2023 8:38 AM
To: Jeff Douglas; Michael Chiumento III
Cc: Ray Tyner
Subject: RE: Cascades FLUM and REzoning
Attachments: CascadesAnnex_zoningProposed_18000.pdf; Signature for rezoning.pdf

Thank you.

We will need a signature page to authorize the inclusion of the "hook" property as part of the Zoning change (the parcel already has City FLUM designation of Residential).

Another item for your consideration, there is an approximately 3 acre parcel **I have circled on the attached map** that is also owned by JTL. It currently retains the Flagler County zoning designation.

Please let me know if we should it include it and also revise the maps (if necessary).

Jose Papa, AICP
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To: Michael Chiumento III <michael3@legalteamforlife.com>
Cc: Jose Papa <JPapa@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re: Cascades FLUM and REzoning

Michael,
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Jose, OK to proceed.

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Jeff@douglaspd.com

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Managing Partner

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Website: LegalTeamForLife.com
Facebook: /legalteamforlife

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Jose Papa

From: Michael Chiumento III <michael3@legalteamforlife.com>
Sent: Friday, June 30, 2023 3:51 PM
To: Daniel Welch; Jeff Douglas; Jose Papa
Cc: Ray Tyner
Subject: RE: Cascades FLUM and REzoning

Guys...there is no JTL property being changed. The JtL property already has a comp plan of residential and zoning of PUD. That property has nothing to do with the cascades application.

Jose....call me if any questions. 386-453-6842

Michael D. Chiumento III

Managing Partner

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From: Daniel Welch <WelchD@etminc.com>
Sent: Friday, June 30, 2023 3:00 PM

To: Jeff Douglas <Jeff@douglaspd.com>; Jose Papa <Jpapa@palmcoastgov.com>
Cc: Michael Chiumento III <michael3@legalteamforlife.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: RE: Cascades FLUM and REzoning

Jose – Please see attached. Let me know if you need anything else. Thanks!

Daniel Welch, P.E.
Senior Project Manager / Shareholder
England-Thims & Miller, Inc.
d: 904.265.3214

From: Jeff Douglas <Jeff@douglaspd.com>
Sent: Thursday, June 29, 2023 6:41 PM
To: Jose Papa <Jpapa@palmcoastgov.com>; Daniel Welch <WelchD@etminc.com>
Cc: Michael Chiumento III <michael3@legalteamforlife.com>; Ray Tyner <RTyner@palmcoastgov.com>
Subject: Re: Cascades FLUM and REzoning

Jose,
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Danny,
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Thank you,
jd

Jeffrey R Douglas
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Jose Papa

From: Michael Chiumento III <michael3@legalteamforlife.com>
Sent: Friday, June 30, 2023 4:29 PM
To: Jose Papa
Cc: Jeff Douglas
Subject: Cascades/jtl

1. Thanks very much
2. Jeff will get you signature on Monday with original to follow.
3. Limiting policy; max 875 units.

Michael D. Chiumento III

Managing Partner

Email: Michael3@LegalTeamForLife.com
Website: LegalTeamForLife.com
Facebook: /legalteamforlife

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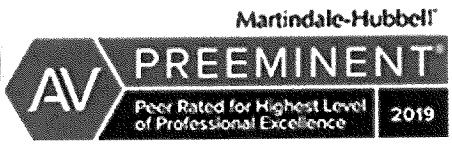

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Jose Papa

From: Michael Chiumento III <michael3@legalteamforlife.com>
Sent: Friday, June 30, 2023 4:33 PM
To: Jason DeLorenzo; Ray Tyner; Stephen Flanagan; Jose Papa; Bill Hoover
Cc: Jeff Douglas; Walker Douglas; Irene Schaefer; Caroline McNeil
Subject: RE: Cascades / Palm Coast Park.

Follow Up Flag: Follow up
Flag Status: Flagged

To all,

Do we have some times for these dates as of yet.

Michael D. Chiumento III

Managing Partner

CHIUMENTO LAW
LEGAL TEAM FOR LIFE

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From: Michael Chiumento III
Sent: Wednesday, June 28, 2023 7:27 AM
To: Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Raymond Tyner (rtyner@ci.palm-coast.fl.us) <rtyner@ci.palm-coast.fl.us>; Stephen Flanagan <SFlanagan@palmcoastgov.com>; Jose Papa <JPapa@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>
Cc: Jeff Douglas <jeff@douglaspd.com>; Walker Douglas <walker@douglaspd.com>; Irene Schaefer <ISchaefer@palmcoastgov.com>; Caroline McNeil <cmcneil@legalteamforlife.com>
Subject: Cascades / Palm Coast Park.

Guys,

Can we schedule the following on Wed 7/12 and Thursday 7/13.

1. **Cascades**: Trx meeting to review the preliminary plat application. We will need utilities there. In addition to the typical preliminary plat / construction drawings stuff, we need to discuss utilities. Refer to my discussions with you both about Plant #1 and its concerned limitations. We must get this resolved.
2. **Cascades:** Staff meeting: Comp Plan and Rezoning...we are hoping to get this on the July planning board the day after Council annexes the property. Then we can get on the August Council meeting.
3. **Cascades**: Meeting with Steve Flanagan that can discuss the above utility issues.
4. **Palm Coast Park**: Meeting to finalize an option agreement to purchase entitlements. This is critical given the Declarant is in negotiations with a 3rd party to purchase the remaining property, entitlements and Declarants rights. Again, this is critical.

In this light, I am suggesting the following:

1. **Cascades**: TRx meeting on Wed 7/12 at 1:30. Then a follow up that afternoon with Flannagan (Jeff,me, Steve, others)
2. **Cascades/PCP**: meeting with planning staff on Thursday 7/13 to discuss items #2 and #4.

Please confirm this works for you all. Jason, I think you are gone but we can talk off line. I will ask Caroline and Irene to coordinate from her if not objections.

Michael D. Chiumento III

Managing Partner

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Jose Papa

From: Ray Tyner
Sent: Monday, July 3, 2023 9:18 AM
To: Stephen Flanagan; Michael Chiumento III; Jason DeLorenzo; Jose Papa; Bill Hoover
Cc: Jeff Douglas; Walker Douglas; Irene Schaefer; Irene Schaefer; Caroline McNeil; Dennis R. Leap
Subject: RE: Cascades / Palm Coast Park.

Irene – See below the request for several meetings. We can do this for a TRX slot when available regarding Items 1 and 2. Irene – please invite Phong and Jose to the TRX slot. Michael – a few important notes: The first Step of the Subdivision process per LDC requirement is a an Application for Subdivision Master Plan followed by Preliminary Plat and Final Plat. Please Submit your Subdivision Master Plan application. The Subdivision Master Plan will need Public Hearing with PLDRB prior to Preliminary Plat. Also, as discussed, we will not meet the July PLDRB for the Comprehensive Plan Amendment. My suggestion would be to work on the Subdivision Master Plan with a goal to bring Comp Plan, Zoning and Subdivision Master Plan to August PLDRB if everything is completed. First step – lets get the property in the City.

Ray Tyner
Deputy Chief Development Officer
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3745
www.palmcoast.gov

From: Stephen Flanagan <SFlanagan@palmcoastgov.com>
Sent: Friday, June 30, 2023 4:46 PM
To: Michael Chiumento III <michael3@legalteamforlife.com>; Jason DeLorenzo <JDeLorenzo@palmcoastgov.com>; Ray Tyner <RTyner@palmcoastgov.com>; Jose Papa <JPapa@palmcoastgov.com>; Bill Hoover <BHoover@palmcoastgov.com>
Cc: Jeff Douglas <jeff@douglaspd.com>; Walker Douglas <walker@douglaspd.com>; Irene Schaefer <ISchaefer@palmcoastgov.com>; Caroline McNeil <cmcneil@legalteamforlife.com>
Subject: RE: Cascades / Palm Coast Park.

Michael-

I could be available on the 12th as stated in your prior email from 1pm to 3pm. Thank you

Stephen Flanagan
Utility Director
2 Utility Dr.
Palm Coast, FL 32137
Tel: 386-986-2354
www.palmcoast.gov

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Subject: RE: Cascades / Palm Coast Park.

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Cc: Jeff Douglas <jeff@douglaspd.com>; Walker Douglas <walker@douglaspd.com>; Irene Schaefer <ISchaefer@palmcoastgov.com>; Caroline McNeil <cmcneil@legalteamforlife.com>
Subject: Cascades / Palm Coast Park.

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Jose Papa

From: Michael Chiumento III <michael3@legalteamforlife.com>
Sent: Tuesday, July 4, 2023 5:57 AM
To: Caroline McNeil
Cc: Jose Papa; Jeff Douglas
Subject: FW: Palm coast docs signature
Attachments: 2023-06-30_153637.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caroline...critical we keep this moving. Please make sure David overnights the original and NOTARIZED one to us asap.

Jose...anything else.

Michael D. Chiumento III

Managing Partner

CHIUMENTO LAW
LEGAL TEAM FOR LIFE

Email: Michael3@LegalTeamForLife.com
Website: LegalTeamForLife.com
Facebook: /legalteamforlife

145 City Place, Suite 301, Palm Coast, FL 32164
T: 386.445.8900 *ext.* 127 | **F:** 386.445.6702

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From: Jeff Douglas <Jeff@douglaspd.com>
Sent: Friday, June 30, 2023 4:40 PM
To: Michael Chiumento III <michael3@legalteamforlife.com>
Subject: FW: Palm coast docs signature

From: David West <dwest@westinterests.com>
Date: Friday, June 30, 2023 at 4:38 PM
To: Jeff Douglas <Jeff@douglaspd.com>
Cc: David West <dwest@westinterests.com>
Subject: Palm coast docs

Sent from Mail for Windows

OWNER:	APPLICANT / AGENT:
Name: JTC Grand Landings Development LLC	Name:
Mailing Address: 16660 Dallas Pkwy Suite 1600 Dallas, TX 75248	Mailing Address:
Phone Number: 214-673-5788	Phone Number:
E-mail Address: dwest@westinterests.com	E-mail Address:

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name:	Name:
Mailing Address: N/A	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

PLANNER:	TRAFFIC ENGINEER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

SURVEYOR:	LANDSCAPE ARCHITECT:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

ATTORNEY:	DEVELOPER OR DOCKMASTER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:
Signature of owner OR person authorized to represent this application

Signature(s) DWT _____ _____

Printed or typed name(s): DAVID WEST _____ _____

NOTARY: This instrument was acknowledged before me on this _____ day of _____, 20_____ by

_____ **who is/are personally known to me, or who has/have produced**

_____ **as identification.** **(SEAL)**

_____
Signature of Notary Public, State of Florida

AFFIDAVIT OF CORPORATE IDENTITY / AUTHORITY

STATE OF Texas

COUNTY OF Dallas

COMES NOW, DAVID WEST, being first duly sworn, who deposes and says:

(1) That he/she is the Managing Member, an officer of LLC corporation existing under the laws of the State of Texas.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: JTL Grand Landings Development LLC relating to the following described real property:

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

Signature of owner OR person authorized to represent this application

Signature	Signature
DAVID WEST Print name	Print name

NOTARY: This instrument was acknowledged before me on this _____ day of _____, 20____ by _____ who is/are personally known to me, or who has/have produced _____ as identification.

(SEAL)

_____

Signature of Notary Public, State of Florida

Jose Papa

From: Michael Chiumento III <michael3@legalteamforlife.com>
Sent: Wednesday, July 26, 2023 11:18 AM
To: Jose Papa
Cc: Jeff Douglas
Subject: FW: Cascades/jtl

850 units.

Michael D. Chiumento III

Managing Partner

CHIUMENTO LAW
LEGAL TEAM FOR LIFE

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From: Michael Chiumento III
Sent: Friday, June 30, 2023 4:29 PM
To: Jose Papa <JPapa@palmcoastgov.com>
Cc: Jeff Douglas <jeff@douglaspd.com>
Subject: Cascades/jtl

1. Thanks very much
2. Jeff will get you signature on Monday with original to follow.
3. Limiting policy; max 875 units.

Michael D. Chiumento III

Managing Partner

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Website: LegalTeamForLife.com
Facebook: /legalteamforlife

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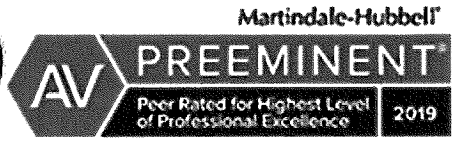

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