

**PROJECT NO. 2026010081
PUD SITE DEVELOPMENT PLAN FOR
THE COVE
TECHNICAL STAFF REPORT**

LDC Section 3.04.03 provides for minimum PUD Site Development Plan submittal requirements.

PUD Site Development Plan Specific Review

The Scenic Cove PUD agreement provides development criteria within the PUD that must be represented by the PUD Site Development Plan. The specific requirements for the PUD Site Development Plan are listed in subsection 3.04.03.B of the Land Development Code. The PUD Site Development Plan meets the County's requirements.

Whereas the Scenic Cove Development Agreement allows for up to 56 single-family detached lots, the proposed PUD Site Development Plan, adopted at the October 17, 2022 Board of County Commissioners regular meeting and is recorded in Official Records Book 2738, Page 1094, Public Records of Flagler County, Florida, provides only 46 single-family detached lots located to the North and South of a two-way private right-of-way connecting to State Road A-1-A. The right-of-way widens to a roundabout at the midpoint and terminates in a cul-de-sac to provide turnarounds for fire and other emergency services. The roundabout is also the proposed location of the future lift station.

Of note, the minimum 25 foot upland buffer is provided adjacent to the wetlands abutting the intracoastal waterway to the west, and an additional 280+/- feet of the property to the east of the wetland buffer are placed in conservation tracts per section 4.2(a) of the development agreement. The 40 foot wide landscape buffer is provided along the State Road A-1-A right-of way to the east per section 4.2(d). A future proposed boardwalk and observation is deck is provided between lots 23 and 24, and a 15 foot access easement is proposed along the south property line of Parcel No. 37-10-31-1550-00000-0112 to provide beach access per section 4.2(i).

Table of Site Development Requirements

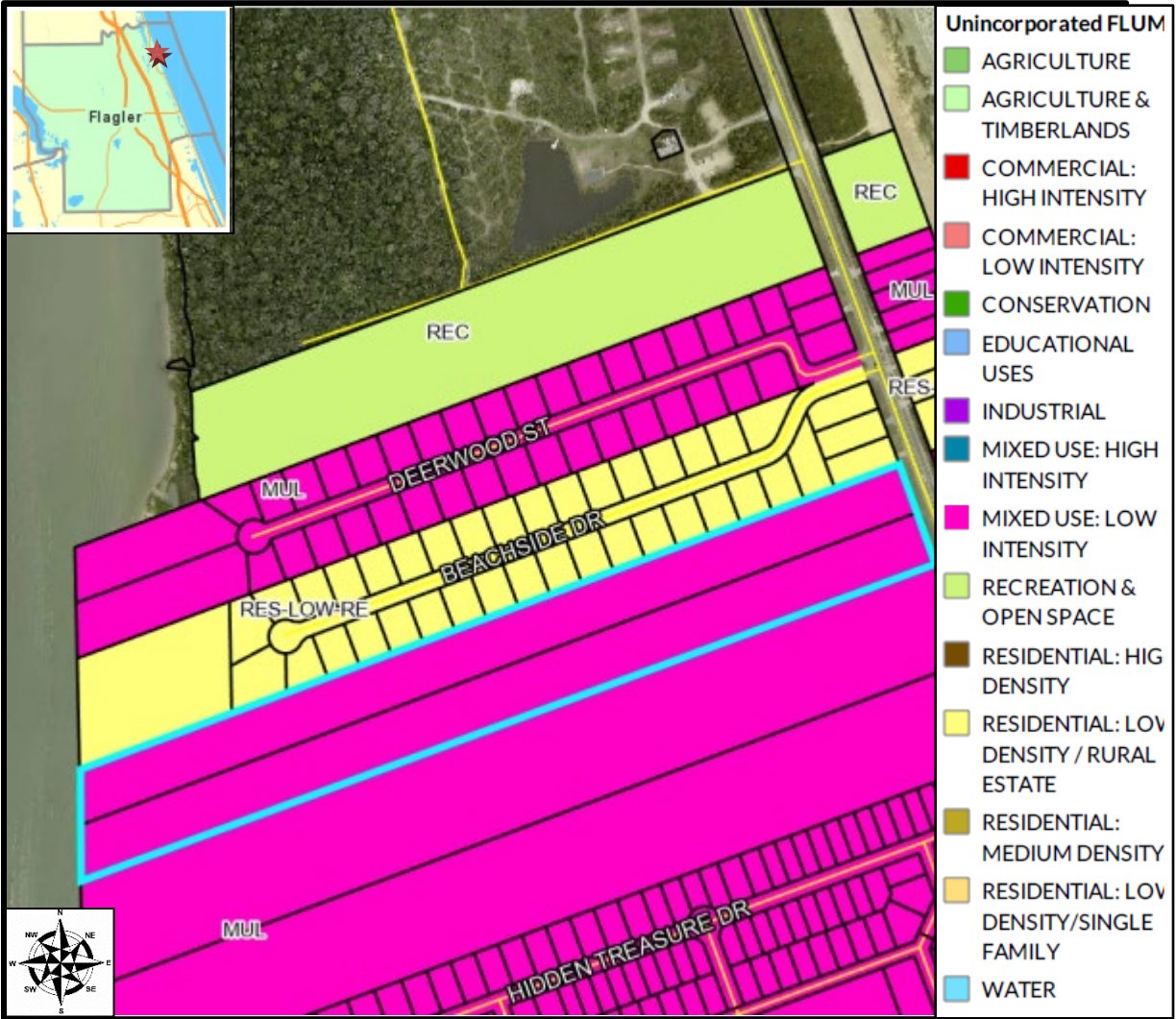
Minimum Width*	50 feet
Minimum Depth	110 feet
Minimum Area	6,000 s.f.
Minimum Side Yard Setback	5 feet**
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet**
Maximum Building Height	35 feet
Maximum Lot Coverage	45%
Maximum Impervious Coverage	70%

* Single-family detached lots on cul-de-sacs and curves shall have a minimum 25 feet of width on the road frontage so long as the average lot width equals the minimum for the lot type.

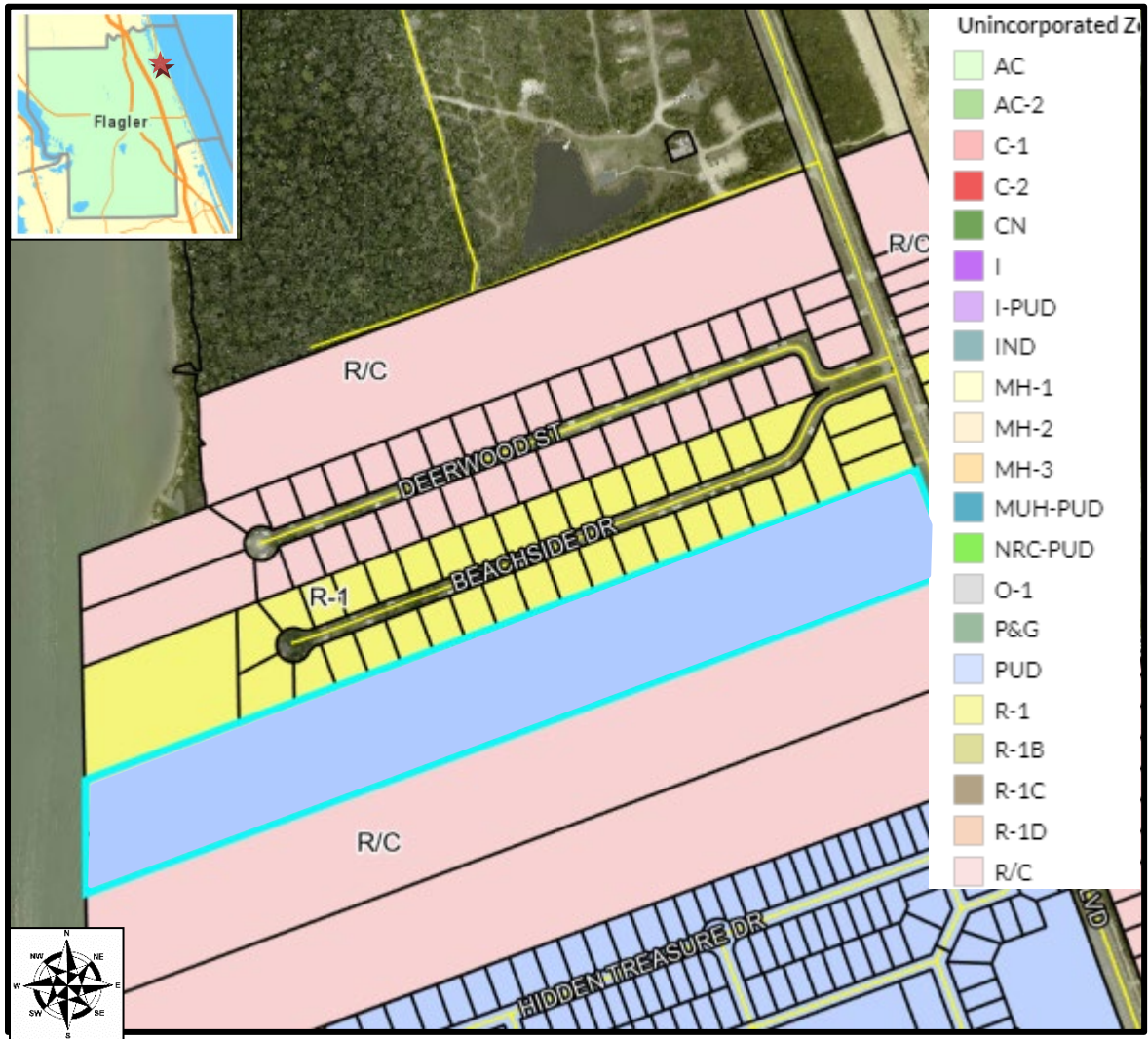
**Buildings, including eaves, cannot encroach into any platted easement. The minimum setback for accessory structures from the drainage easement shall be five feet.

Specific engineered drainage plans are required at the Preliminary Plat phase and require permitting through the St. John's River Water Management District. The applicant's preliminary drainage plans include piped stormwater drains located along the front and rear property lines of each lot that will convey the stormwater to the stormwater ponds located on each side of the round-a-bout. The stormwater will then be conveyed via stormwater pipes west to the Intracoastal Waterway. A backflow prevention device will be installed to prevent saltwater intrusion from the Intracoastal Waterway into the drainage system.

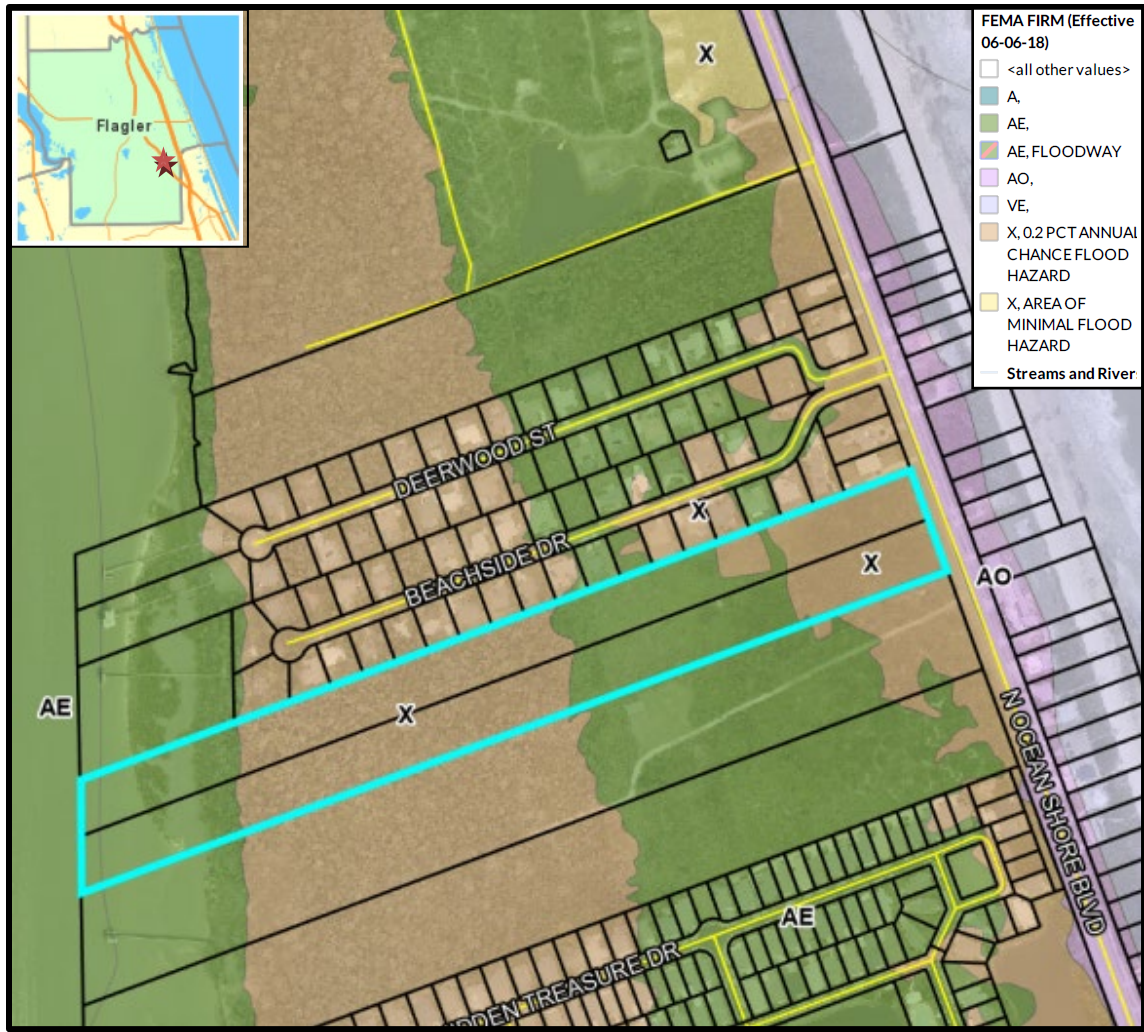
Future Land Use Map



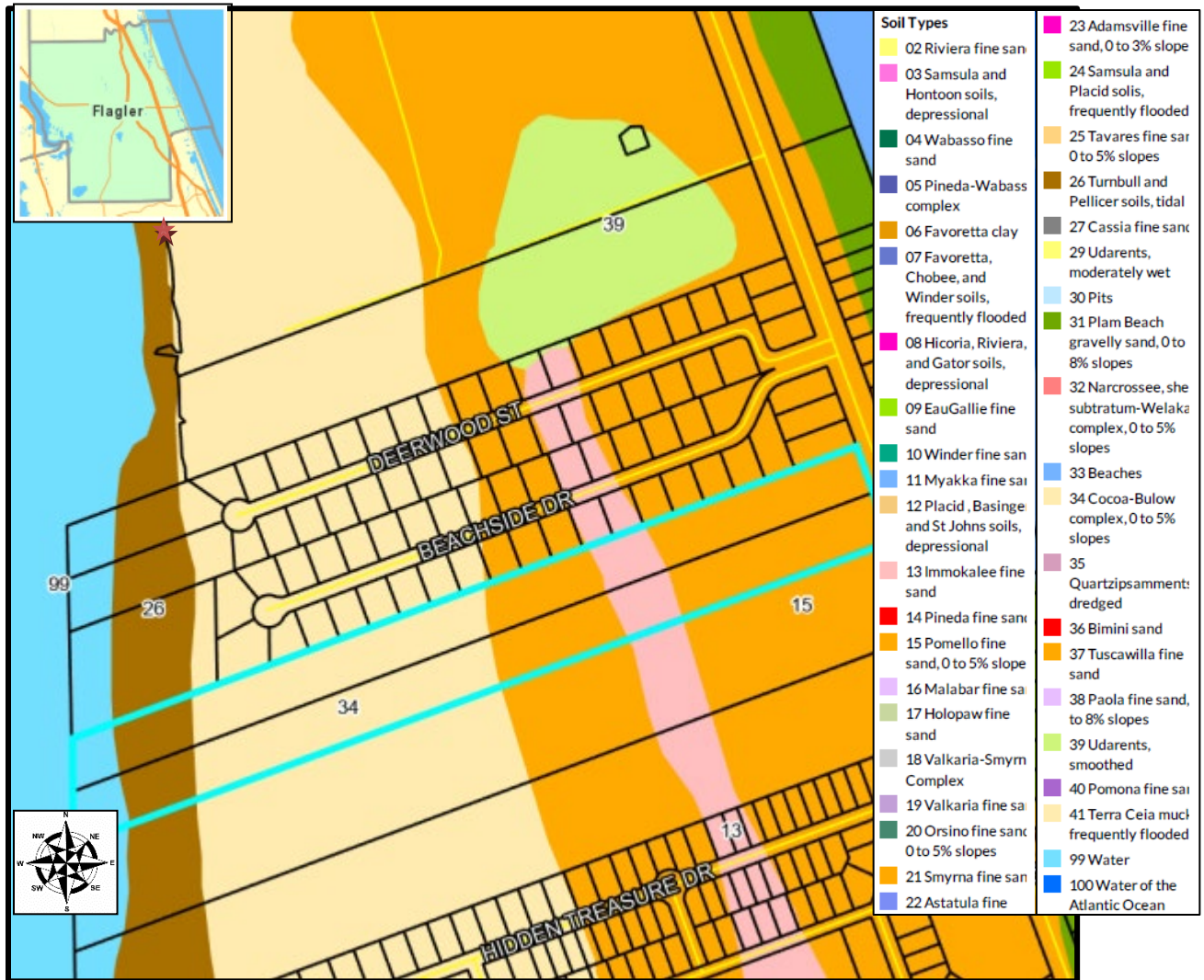
Zoning Map



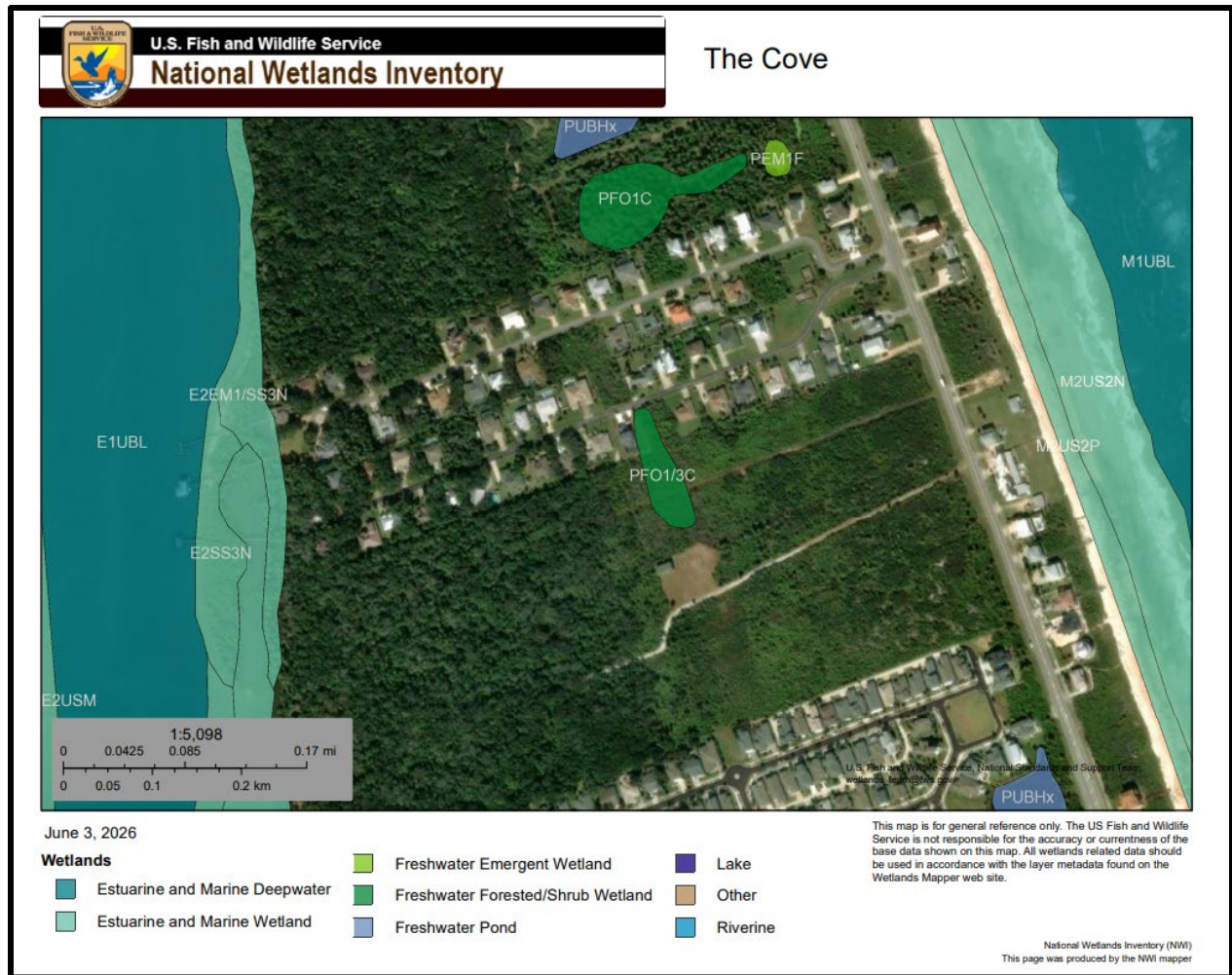
Flood Zone



Soils



Wetlands

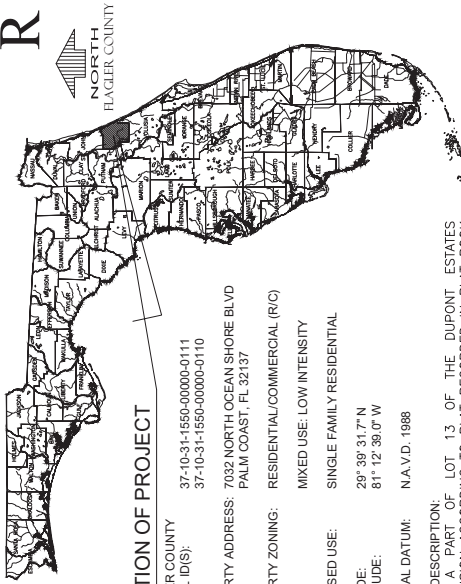


PUD SITE DEVELOPMENT PLAN

FOR

THE COVE
RESIDENTIAL PLAT

SECTION 38, TOWNSHIP 10 SOUTH, RANGE 31 EAST

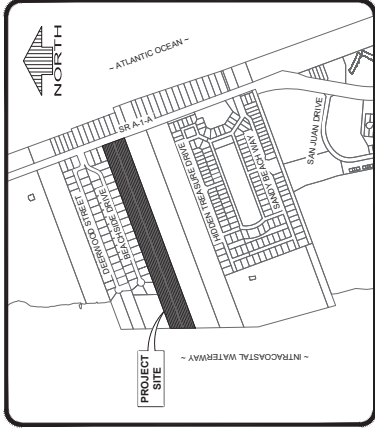


LOCATION OF PROJECT

FLAGLER COUNTY
PARCEL ID(S): 37-10-31-1550-00000-0111
37-10-31-1550-00000-0110
PROPERTY ADDRESS: 7032 NORTH OCEAN SHORE BLVD
PALM COAST, FL 32137
PROPERTY ZONING: RESIDENTIAL/COMMERCIAL (R/C)
FLUM: MIXED USE: LOW INTENSITY
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
LATITUDE: 29° 39' 31.7" N
LONGITUDE: 81° 12' 38.0" W
VERTICAL DATUM: N.A.V.D. 1988

LEGAL DESCRIPTION:
BEING A PART OF LOT 13 OF THE DUPONT ESTATES SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF THE SAID LOT 13 AS A POINT OF REFERENCE AND RUNNING THENCE SOUTH 20°28'30" EAST, ALONG THE WESTERLY BOUNDARY OF THE 80 FOOT RIGHT-OF-WAY OF STATE ROAD NO. 140, A DISTANCE OF 927.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 69°31'30" WEST, ALONG THE WESTERLY BOUNDARY OF THE SAID LOT 13, A DISTANCE OF 2591.69 FEET TO THE AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 500 FOOT RIGHT-OF-WAY OF THE FLORIDA INTRACOASTAL WATERWAY; THENCE SOUTH 1°12'13" EAST, ALONG THE SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 327.55 FEET; THENCE NORTH 69°31'30" EAST, A DISTANCE OF 2689.59 FEET, TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF STATE ROAD NO. 140; THENCE NORTH 20°28'30" WEST ALONG THE SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 309.20 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PUD SITE DEVELOPMENT PLAN
DECEMBER 2025
PROJECT NAME
THE COVE
RESIDENTIAL PLAT



LOCATION MAP
NTS.

KGIG COVE LLC
200 OCEAN CREST DR. UNIT 509
PALM COAST, FL 32137
PHONE: 404-727-5866

LAND SURVEYOR
STEPHENSON, WILCOX & ASSOCIATES INC.
2729 E. MOODY BLVD., STE. 400
DAYTONA BEACH, FL 32119
PHONE: 386.437.2353
CIVIL ENGINEER
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DAYTONA BEACH, FL 32119
PHONE: 386.437.2353
ENVIRONMENTAL SCIENTIST
ECS FLORIDA, LLC
2339 SOUTH NOVA ROAD, SUITE A
DAYTONA BEACH, FL 32119
PHONE: 386.944.5588

GEOTECHNICAL ENGINEER
ECS FLORIDA, LLC
2339 SOUTH NOVA ROAD, SUITE A
DAYTONA BEACH, FL 32119
PHONE: 386.944.5588

SWA STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27736 / LB#7672)
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS
2729 E. MOODY BLVD., STE. 400, P.O. BOX 186 BUNNELL, FL 32110
PHONE: (386) 437-2353 FAX: (386) 437-0030 EMAIL: INFO.SWA@GMAIL.COM

INDEX OF DRAWINGS

- COVER SHEET
PUD MASTER PLAN W/ LINE AND CURVE TABLES
UTILITY SERVICE CONCEPT PLAN
UTILITY SERVICE CONCEPT PLAN
SITE LAYOUT WITH EXISTING TOPOGRAPHY
SITE LAYOUT WITH EXISTING TOPOGRAPHY
CONCEPTUAL LANDSCAPE PLAN

GENERAL NOTES:

1. SANITARY SEWER TO BE GRAVITY FEED TO A PRIVATE LIFT STATION, WHICH IS LOCATED ON THE PLANS. THIS WILL CONNECT TO THE EXISTING SANITARY SEWER MAINS LOCATED UNDER THE EXISTING SANITARY SEWER MAINS.
2. WATER TO BE PROVIDED BY THE CITY OF PALM COAST.
3. SEWER TO BE PROVIDED BY THE CITY OF PALM COAST.
4. STORMWATER TO BE CONTAINED ON SITE AND DISCHARGED INTO ADJACENT WATER WAY.

SITE DATA:

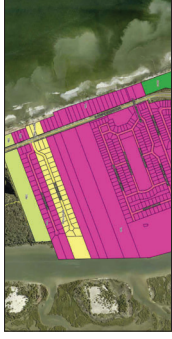
SITE AREA: 14.1 ACRES
DEVELOPMENT AREA: 13.4 ACRES
FLOOD ZONE: "X" AND "AE" MAP 120300020E EFFECTIVE 6/6/2018
"X" AND "AE" MAP 120300020E EFFECTIVE 6/6/2018
ZONING: PLUD - PLANNED UNIT DEVELOPMENT
IMPERVIOUS SURFACES: 379,207 SF
PROPOSED POND AREA: 103,108 SF (2.37 ACRES)
MAXIMUM HEIGHT: 35' OF PROPOSED RESIDENTIAL UNITS 46



EXISTING MAP

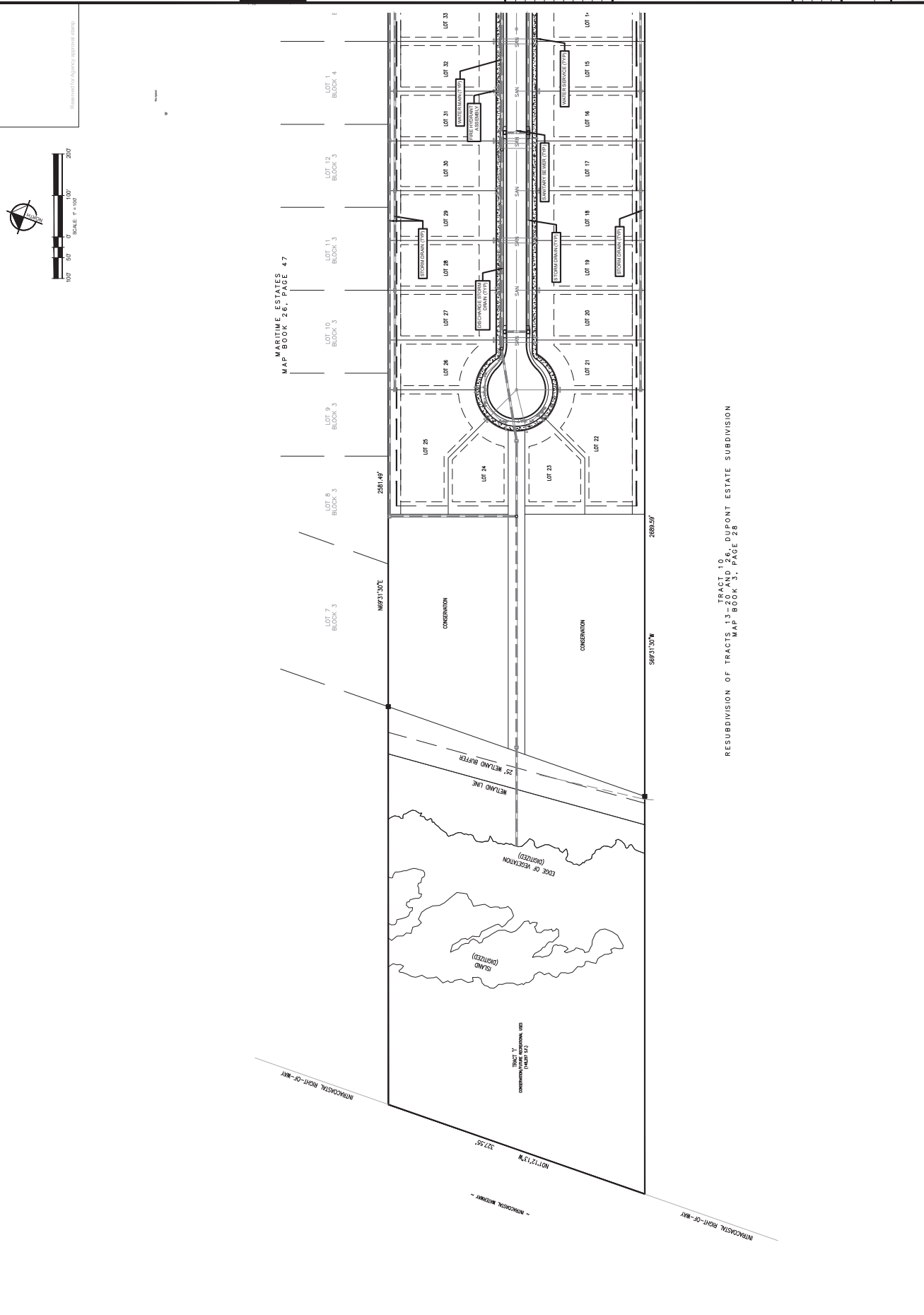


EXISTING MAP



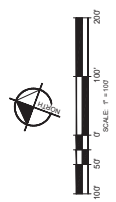
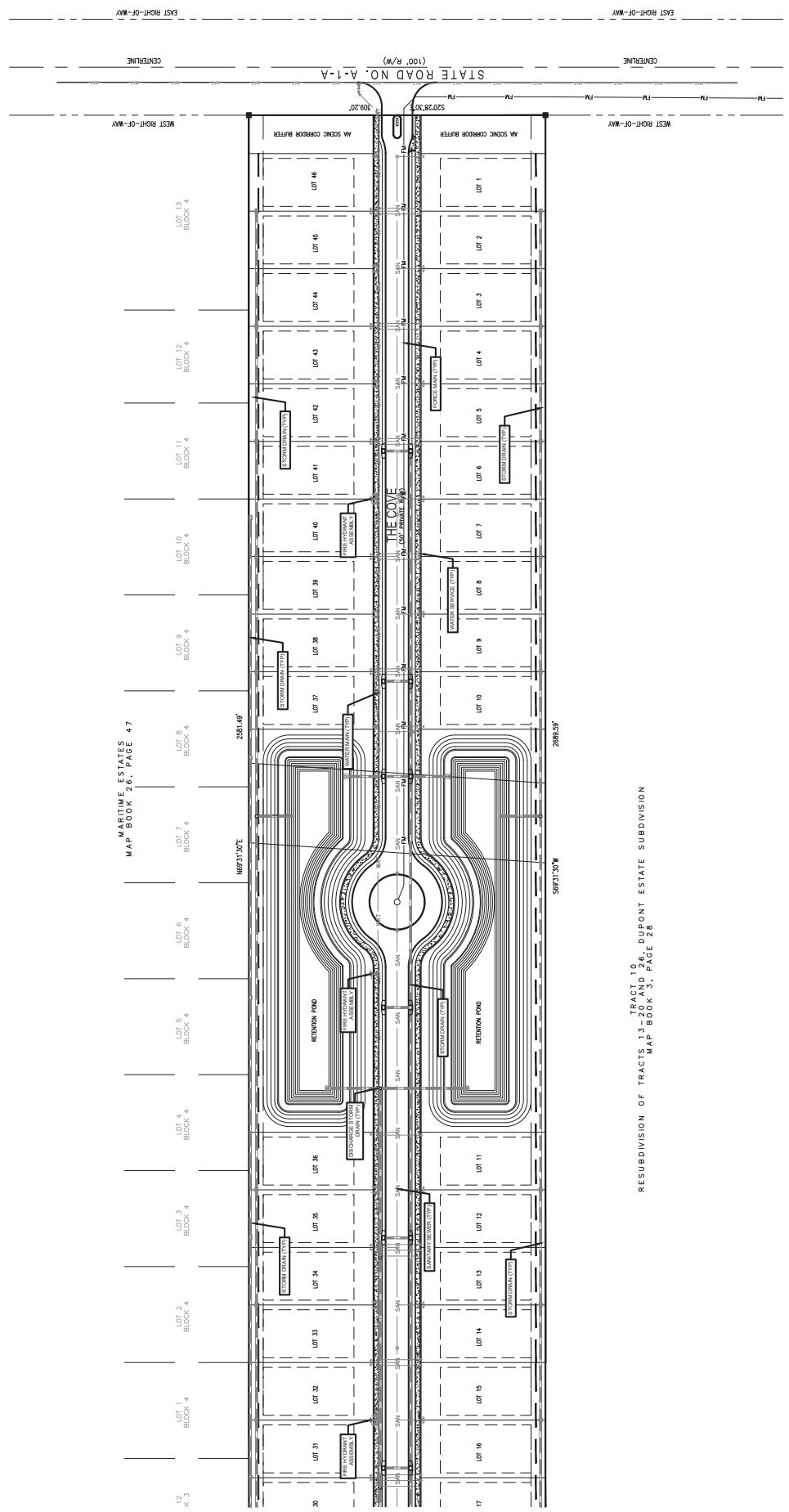
EXISTING MAP

DAN A. WILCOX, P.E.
P.E. No. 27863
STATE OF FLORIDA
CA# 27736
Not valid without the signature and the original raised seal of a Florida Licensed Engineer.



RESUBDIVISION OF TRACTS 13-16, DUPONT ESTATE SUBDIVISION
MAP BOOK 3, PAGE 28

MARITIME ESTATES
MAP BOOK 26, PAGE 47



TREE LEGEND:

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Reviewed for Agency approval stamp

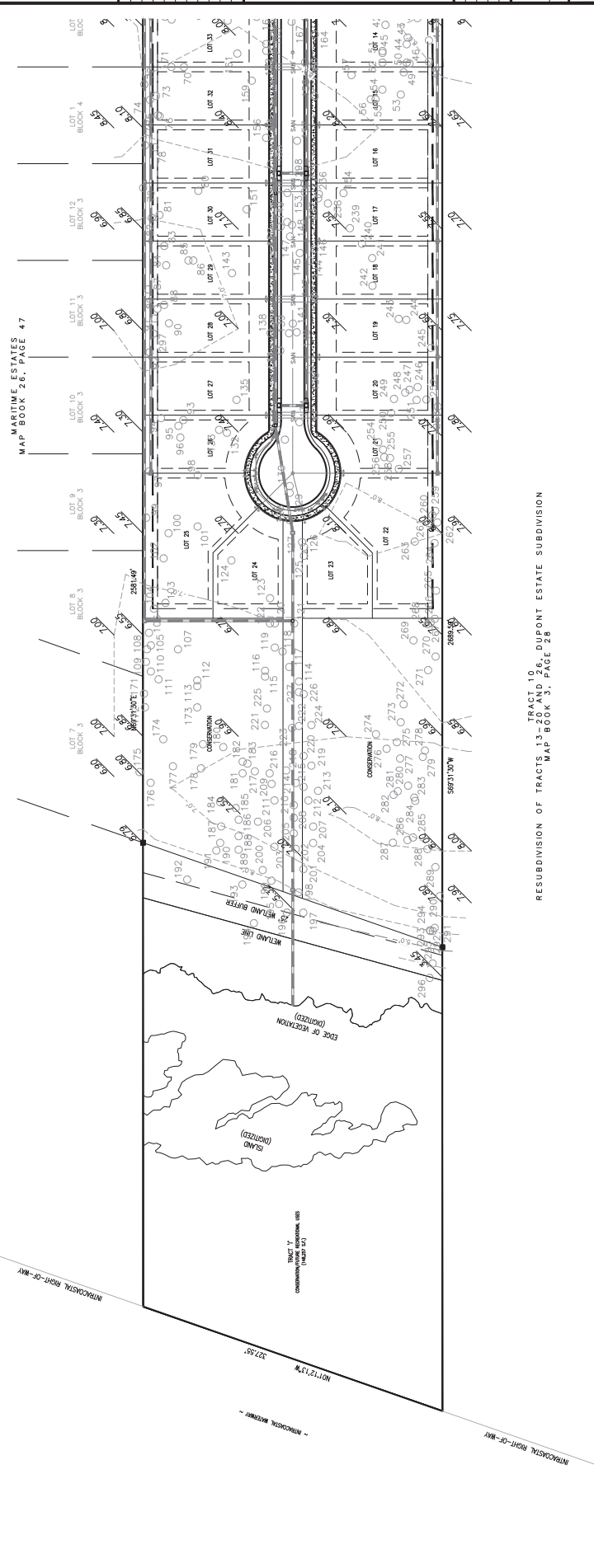
SWA & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS & PLANNERS
3739 E. KODOL BLVD., SUITE 400, P.O. BOX 186 BIRMINGHAM, AL 35211-0186
PHONE: (205) 437-2343 FAX: (205) 437-0330 EMAIL: INFO@SWA-AL.COM

KGJ COVE LLC
200 OCEAN CREST DR. UNIT 509
PALM COAST, FL 32137
PHONE: 404.727.5866

REVISIONS

SITE LAYOUT WITH EXISTING TOPOGRAPHY
THE COVE
RESIDENTIAL PLAT

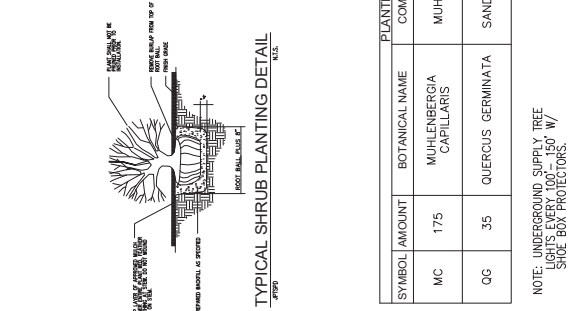
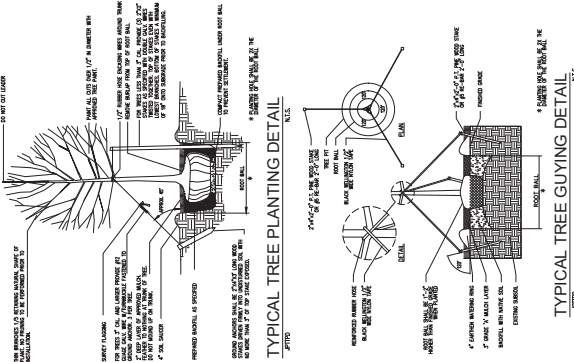
C-04
SHEET NO.
TRACT 10
RESUBDIVISION OF TRACTS 13-20 AND 26, DUPONT ESTATE SUBDIVISION
MAP BOOK 3, PAGE 28



TRACT 10
RESUBDIVISION OF TRACTS 13-20 AND 26, DUPONT ESTATE SUBDIVISION
MAP BOOK 3, PAGE 28

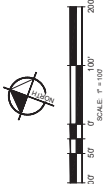
GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND ALL QUANTITIES.
2. ALL PLANT COUNTS TO BE VERIFIED BY LANDSCAPE CONTRACTOR, ANY DIFFERENCE BETWEEN THE SCHEDULE AND PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER NURSERY GROWN IN ACCORDANCE TO FLORIDA GRASSER.
4. PLANTS SHALL BE HEALTHY, WELL-BRANCHED AND DENSELY FOLIATED WHEN PLANTED. THEY SHALL BE PLANTED AT THE SPECIFIED SPACING AND DEPTH.
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PLANTING SCHEDULE			
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME
MC	175	MUHLENBERGIA CAPILLARIS	MUHL GRASS
QG	35	QUERUS GERMINATA	SAND LIVE OAK
			50' TALL SPREAD 40'-60'

NOTE: UNDERGROUND SUPPLY TREE LIGHTS EVERY 100' - 150' W/ SHOE BOX PROTECTORS.



Reviewed for Agency approval stamp

SWA
STEPHENSON, WILCOX & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS & CONSULTANTS & PLANNERS
3739 E. MCGOUGH BLVD., SUITE 400, W. O. BOX 188 BIRMINGHAM, AL 35210
PHONE: (336) 437-2343 FAX: (336) 437-0330 EMAIL: INFO@SWA@MAIL.COM

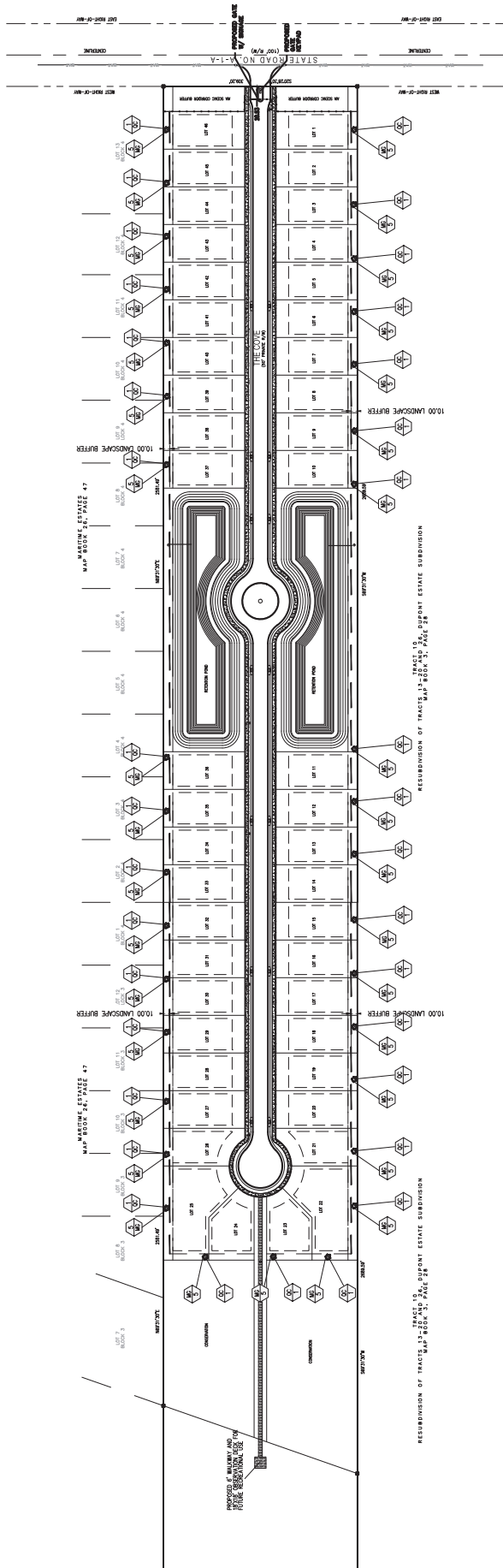
FOR
KJIG COVE LLC
200 OCEAN CREST DR. UNIT 509
PALM COAST, FL 32137
PHONE: 404.727.5866

REVISIONS

CONCEPTUAL LANDSCAPE PLAN
THE COVE
RESIDENTIAL PLAT

DATE: 01/15/2024
PROJECT: THE COVE
SHEET: 006
SCALE: 1"=40'

NO. 006 OF 006
SHEET NO. C-06
SHEET NO.





APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Bldg #2
Bunnell, FL 32110
Telephone: (386) 313-4009

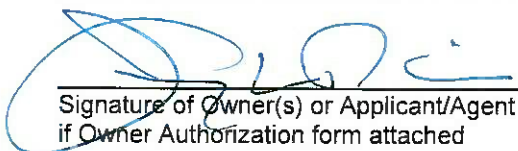
Application/Project #:

PROPERTY OWNER(S)	Name(s):	KGJG Cove LLC		
	Mailing Address:	200 Ocean Crest Drive #509		
	City: Palm Coast	State: FL	Zip: 32137	
	Telephone Number	(404) 272 5866	Fax Number	()

APPLICANT/AGENT	Name(s):	Stephenson, Wilcox & Associates		
	Mailing Address:	2729 E Moody Blvd #400		
	City: Bunnell	State: FL	Zip: 32110	
	Telephone Number	(386) 437 2363	Fax Number	()

SUBJECT PROPERTY	SITE LOCATION (street address):	7032 N. Oceanshore Blvd	
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached")	Dupont Estates, Lot 11 of Tracts 13-20	
	Parcel # (tax ID #):	37-10-31-1550-00000-0110	
	Parcel Size:	18.708 Acres	
	Current Zoning Classification:	Residential / Commercial	
	Current Future Land Use Designation:	Mixed Use - Low Density	
	Subject to A1A Scenic Corridor IDO?	☒ YES	☐ NO
	Is this an Affordable Housing Project?	☐ YES	☒ NO

PURPOSE OF SUBMISSION / PROJECT DATA: New PUD subdivision
(Scenic Cove) with 46 lots - subject to approval


Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

12/5/25
Date

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.
Rev. July, 2023

Stephenson, Wilcox & Associates, Inc.

2729 E. Moody Blvd., Ste 400 • PO Box 186,
Bunnell, FL 32110

November 6th, 2025

Flagler County Commission

1769 E. Moody Boulevard, Bldg. #2

Supporting Letter for Site Development Plan Review – Scenic Cove Planned Unit Development

Dear Flagler County Commission,

On behalf of KGJG Cove, LLC, we respectfully submit this letter in support of the Site Development Plan Review application for the Scenic Cove Planned Unit Development (PUD), located at 7032 N. Oceanshore Boulevard in unincorporated Flagler County.

Scenic Cove is proposed as a thoughtfully designed residential community comprising 46 single-family lots within a 13.405-acre project area, situated on an 18.708-acre contiguous ownership parcel. The site lies in Section 37, Township 10 South, Range 31 East, Tallahassee Meridian, and is positioned approximately 4,420 feet south of the Flagler County/St. Johns County line along State Road A-1-A, extending westward approximately 2,582 feet to the easterly right-of-way of the Intracoastal Waterway.

The parcel is currently undeveloped, with a 14-foot-wide maintained pathway extending from State Road A-1-A to the hardwood canopy along the ICWW. The property is zoned R/C (Residential/Commercial) under the Flagler County Zoning Code, and the proposed use aligns with both the existing zoning designation and the Future Land Use Map.

Scenic Cove is envisioned as a private, gated residential enclave that complements the character and scale of the surrounding Hammock Community. The proposed density of 46 lots reflects a deliberate reduction from a previously reviewed 2006 Preliminary Plat that contemplated 60 lots, thereby enhancing compatibility with neighboring development patterns and preserving the natural aesthetic of the area.

Municipal water service will be provided by the City of Palm Coast Utilities, and sanitary sewer service will be facilitated via a lift station connection to the Matanzas Shores Homeowners Association's existing on-site septic system, per a mutually accepted agreement.

The development of Scenic Cove will contribute to Flagler County's long-term vision by expanding residential opportunities in the northeastern region while maintaining environmental

sensitivity and community cohesion. We are committed to delivering a high-quality residential product that upholds the standards and expectations of the County and its residents.

We appreciate your consideration of this application and look forward to working collaboratively with Planning and Zoning Department throughout the review process.

Sincerely,

SWA Engineering Division

On behalf of KGJG Cove, LLC

Stephenson, Wilcox & Associates, Inc.

Civil Engineers • Land Surveyors • Planners • Consultants

2729 E. Moody Blvd., Ste 400 • PO Box 186, Bunnell, FL 32110

Office: 386.437.2363 • Fax: 386.437.0030

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.org

Phone: (386)313-4009

Fax: (386)313-4109



TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: February 18, 2026

Project #: 2026010081 / AR #6291

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

ZON - ZONING (386-313-4009)

Comments:

Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV

2. Sec 4.2(d) requires landscape plan and tree survey. Provide a landscape plan showing compliance with all the requirements of this sections.
3. Call out monument sign location and provide dimensions.
4. Sec 4.2(i) calls out viewing platform/canoe launch. Will this be a future amenity?
5. Sec 4.2(k) calls out lighting that will be described in the PUD Site Plan.

FD1 - FIRE REVIEW

Comments:

Marked INFORMATION By: JUSTIN MCDONALD - - FIREMARSHAL@FLAGLERCOUNTY.GOV

Fire Rescue currently has no issue

CA1 - COUNTY ATTORNEY

Comments:

Rejected By: SARAH SPECTOR - -

Sheets C-04 and C-05 appear to be identical and the sheet showing the western side topography is missing.

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.gov

Phone: (386)313-4009

Fax: (386)313-4109



TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: March 18, 2026

Project #: 2026010081 / AR #6291

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
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Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

ZON - ZONING (386-313-4009)

Comments:

Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV

Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV

1. 4.2(e) states that monument sign will be setback 20 feet from ROW.
2. Show amenity called out in Sec 4.2(i) even if it will be future. .

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:

Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
2026010081

App# 6291

PUD SDP

Comments 3/12/2026

1. Provide a single legal description for the entire parcel.
2. Provide the location of the observation platform and the boardwalk with a canoe/kayak launch area. Please update the construction plans with these features as well.

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.gov

Phone: (386)313-4009

Fax: (386)313-4109



TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: May 20, 2026

Project #: 2026010081 / AR #6291

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:

Rejected By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV

1. Provide a single legal description for the entire parcel.
2. Provide the location of the observation platform and the boardwalk with a canoe/kayak launch area. Please update the construction plans with these features as well.
3. Also, provide a location for the easement for the beach walkover.

ZON - ZONING (386-313-4009)

Comments:

Rejected By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV

1. The 20' setback for the monument sign is from the State Road A1A ROW, not the internal private ROW per sec 4.2(e) of the development agreement . Revise.
2. Section 4.2(i) of the Scenic Cove Planned Unit Development Agreement states " To support beach access for residents within the Property, the Developer shall dedicate a pedestrian ingress and egress easement to the Association for beach access the actual location to be determined as part of the review of the Preliminary Plat."



STEPHENSON, WILCOX & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS - CONSULTANTS - PLANNERS

2729 E MOODY BLVD, STE 400 - PO BOX 186 - BUNNELL, FL 32110

OFFICE 386.437.2363 - FAX 386.437.0030 - EMAIL INFO.SWA@GMAIL.COM

May 20, 2026

Growth Management Department

Planning and Zoning

City of Bunnell

1769 E. Moody Boulevard, Bldg. 2

Bunnell, Florida 32110

Phone: 386.313.4009

RE: 4th Technical Review Committee Comments for 7032 North Ocean Shore Blvd PUD.

Dear Growth Management Department,

Please find attached the revised plan set which reflects the requested revisions as outlined in the staff review dated 05/20/2026. Those changes requested by City Staff have been incorporated into the project plans, and are reiterated herein with **our response being shown in bold.**

DEVELOPMENT ENGINEERING (Division of Planning & Zoning): Susan Graham

SGRAHAM@FLAGLERCOUNTY.GOV

1. Provide a single legal description for the entire parcel.
Single legal description provided on title sheet.
2. Provide the location for the easement for the observation platform and the boardwalk with a canoe/kayak launch area. Please update the construction plans with these features.
Please see sheet C-06. The proposed walkway and observation deck for future recreational use are shown.
3. Also, provide a location for the easement for the beach walkover.
Please see sheet C-01. The proposed beach access easement is shown on 7055 N Ocean Shore Blvd.

ZON – ZONING (386-313-4009)

SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV

1. The 20' setback for the monument sign is from the State Road A1A ROW, not the internal private ROW per sec 4.2(e) of the development agreement. Revise.
The signage will be on the fence. That rectangle will be the gate keypad.
2. Section 4.2(i) of the Scenic Cover Planned Unit Development Agreement states "To support beach access for the residents within the Property, the Developer shall dedicate a pedestrian ingress and egress easement to the association for beach access the actual location to be determined as part of the review of the Preliminary Plat."
Please see sheet C-01. The proposed beach access easement is shown on 7055 N Ocean Shore Blvd.

We appreciate your prompt review of these revisions and look forward to working with you to complete and approve the project. If you have any questions, please do not hesitate to call 386.437.0030 or email us at tjones.swa@gmail.com or kadams.swa@gmail.com.

Sincerely,

STEPHENSON, WILCOX & ASSOCIATES, INC.

Tiyana Jones & Katelyn Porter

MOTION: The Planning and Development Board recommends to the Board of County Commissioners APPROVAL of Project No. 2026040067, a rezoning from the C2 (General Commercial and Shopping Center) and AC (Agriculture) Districts to the PUD (Planned Unit Development) District for 39.95+/- acres for the Holiday Travel Park PUD, finding that the proposed PUD Development Agreement is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code and subject to;

- a. all development conditions within the PUD Development Agreement as approved through Ordinance No. 2026-___; and
- b. allowing for sales or transfers of sales with notification to future buyers of the requirement to conform with this ordinance via a signed acknowledgement form to be enforced by the Board of the Holiday Travel Park Co-op.

Motion to recommend approval by: Timothy Conner

Seconded by: Michael Goodman

Anthony Lombardo – Yay

Dan Wilcox – Yay

Michael Goodman – Yay

Timothy Conner – Yay

Mark Langelo (Chair) – Yay

Motion carried unanimously.

7. **Quasi-judicial requiring disclosure of ex parte communication:**

Project 2026010081 –REQUEST FOR PUD SITE DEVELOPMENT PLAN APPROVAL – Request for Approval of a 46-unit single-family detached PUD Site Development Plan for The Cove Subdivision. Parcel Number: 37-10-31-1550-00000-0111 and 37-10-31-000-01010-001: Project Size: 824,725+/- Square Feet (19.2+/- Acres). Owner/Applicant: KGJG Cove, LLC/Dan Wilcox. (AR 6291). (TRC,PDB,BCC)

Board Comments: Mr. Wilcox has recused himself on this item.

Staff Presentation: Simone Kenny, Principal Planner.

Mr. Goodman asks if this subdivision will be hooked up to future sewer. Ms. Kenny states it will be City of Palm Coast water and Matanzas Shores sewer.

Mr. Conner confirms the typo on the table of site development requirements in reference to the height requirements. Ms. Kenny confirms it should state “maximum building height”.

Applicant Presentation: Jim Davis, on behalf of the Owner/Developer. Katelyn Porter, engineering division lead for Stephenson, Wilcox & Associates.

Public Comments:

BC Young, resident of 35 Beachside Drive. He states that this piece of property is where the water flow of the entire peninsula changes, and begins to flow North. He states this is a very wet piece of property. He states that the water is going to come directly towards Maritime Estates, asks if it would be appropriate for the County to require a flood wall. He states Maritime Estates is 19 lots, almost completely built out, and they already have flood issues. He states that the density is in the proposed subdivision is too much, where is all the water going to go.

Johnathan Norris, owns North of this property. He asks for clarification on what the lots East of A1A will be utilized for. He states the plan only references a 15' beach access easement and questions what the other 135' will be used for. He asks that this be tabled until the developer discloses what those lots will be utilized for. Mr. Langelo asks Mr. Norris how long he has lived at his address. Mr. Norris stated they are currently developing right now.

Mr. Merenda clarifies the two lots east of A1A are not apart of the of the PUD. He states they will be developed with single-family homes and that Mr. Davis has a permit for one in currently. He states the only part of those two parts that is a part of this PUD is the 15' beach access easement that will be shown on the final survey for the dwelling currently being developed.

Mr. Davis, on rebuttal. He states they have made accommodations on the site plan to address the drainage and that no water will drain onto the abutting lots. He confirms the lots East of A1A will be developed with single-family homes.

Mr. Langelo recalls in previous hearings seeing exhibits from property owners located to the North that showed the flood concerns, he states that this property likely offered relief drainage for that property to the North. Mr. Merenda states that the drainage will be reviewed at preliminary plat. Mr. Davis states that this property 'probably' offered drainage relief for the property to the North. Mr. Langelo asks if this property owner is obligated to accommodate those drainage issues of the subdivision of the North. Mr. Davis states that they will accommodate it, if there is an overflow, they have a pipe that will pick up the water and will not allow backflow. Mr. Goodman asks what happens if the river floods. Mr. Lombardo echoes that people who buy/develop there know what they're getting into.

Ms. Porter states that they have designed the subdivision for the maximum storm event to accommodate for that lowest lying lots of the subdivision to the North.

Mr. Conner asks which storm event the system was modeled after. Ms. Porter states it was modeled after the 100 year 24/hour event.

MOTION: The Planning and Development Board recommends to the Board of County Commissioners APPROVAL of the PUD Site Development Plan for The Cove.

Motion to recommend approval by: Michael Goodman

Seconded by: Anthony Lombardo

Anthony Lombardo – Yay

Michael Goodman – Yay

Timothy Conner – Yay

Mark Langelo (Chair) – Yay

Motion carried unanimously.

8. Quasi-judicial requiring disclosure of ex parte communication:

Project 2026040077 – **REQUEST FOR A SPECIAL EXCEPTION IN THE R/C (RESIDENTIAL LIMITED COMMERCIAL) DISTRICT** – Request for a Special Exception in the R/C (Residential Limited Commercial) District at 3 Pamela Parkway for an Office and Yoga Studio. Parcel number: 40-10-31-5135-00030-0070; 20,755+/- square feet (0.47+/- acres). Owner: Vilano Evans Real Estate LLC/Applicant: Victoria and Greg Evans. (AR No. 6502) (PDB)

Board Comments: None

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Date created: 2/20/2026
Last Data Uploaded: 2/20/2026 7:24:14 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110



Flaglercounty.gov
Phone: (386)313-4009

May 21, 2026

«OwnerName»«OwnerAddress1»
«OwnerAddress2»
«OwnerCityStZip»

RE: Project No. 2026010081 – AR No. 6291 –Site Development Plan in a PUD
(Planned Unit Development) District – The Cove Subdivision.

Dear Property Owner,

As owner of property within 300' of the property referenced herein, the Flagler County Planning Department, in accordance with Section 2.07.00 of the Flagler County Land Development Code, advises you that:

A request has been made by Stephenson, Wilcox & Associates on behalf of property owner KGJS Cove, LLC for a Site Development Plan Review in a PUD (Planned Unit Development) District on approximately 19.2+/- acres for a single-family detached subdivision. On parcel numbers 37-10-31-1550-00000-0111 and 37-10-31-1550-00000-0110.

You are hereby notified that public hearings will be held as follows:

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD – for recommendation to the Board of County Commissioners, on **June 9, 2026 at 6:00 p.m.** in the Flagler County Government Services Building, Board Chambers at 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS – for final decision on **July 13, 2026 at 5:00 p.m.**, or soon thereafter in the Flagler County Government Services Building, Board Chambers at 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110.

You are welcome to attend and express your opinion, or you may direct all comments to planningdept@flaglercounty.gov

Sincerely,

Hannah Lademann

Hannah Lademann
Senior Planner

Andy Dance
District 1

Greg Hansen
District 2

Kim Carney
District 3

Leann Pennington
District 4

Pam Richardson
District 5

NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATUM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTAMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip
37-10-31-4255-00040-0160	MARITIME ESTATES OWNERS	ASSOCIATION INC	411 S CENTRAL AVE SUITE B		FLAGLER BEACH, FL 32136
37-10-31-1550-00000-0111	KGJG COVE LLC		200 OCEAN CREST DRIVE 509		PALM COAST, FL 32137
37-10-31-1600-00100-0000	LASTINGER REALTY INVESTMENTS	LTD	130 BIRNAM OAK DR COTTAGE 46		PONTE VEDRA BEACH, FL 32082
37-10-31-4255-00030-0040	MOODY DOYLE BENNETT SR	LIFE ESTATE	31 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00030-0090	PHELPS JEFFREY S & THERESE	SPARHAWK JTWROS	32 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00030-0030	HIGGINS PATRICK DANIEL & CATHY	LYN HIGGINS H&W	29 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00030-0100	ELLIOTT JANICE MARIE		30 BEACHSIDE DR		PALM COAST, FL 32137
37-10-31-4255-00030-0020	GARTNER ROBERT H JR & BRENDA S	H&W	2523 SE 28TH LANE		OCALA, FL 34471
37-10-31-4255-00030-0110	DUENOW DEBBY &	NICHOLAS SPADACCINI H&W LIFE ESTATE	28 BEACHSIDE DRIVE		PALM COAST, FL
37-10-31-4255-00030-0010	STEPHENS BROOKS L & SHANNA S	STEPHENS	11 ULMACEA PLACE		PALM COAST, FL 32137
37-10-31-4255-00030-0120	GOEWEY CAROL M	LIFE ESTATE	26 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0110	PETERSON GARY & VERONICA	MYERS-PETERSON	23 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0010	MATTHEWS ROBERT F JR & EDRIS O TRUSTEES		24 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0100	CONTINELLI RICHARD & AMY H&W		21 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0020	BOSWORTH WARREN C &	JANIS GAYLE	22 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0090	KENNEDY NANCY ALLISON & KEITH D H&W		19 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0030	BROWN RICHARD E & PAMELA L	BROWN H&W	1443 THRASHER HILLS DR NE		DALTON, GA 30721
37-10-31-4255-00020-0080	BELUSCAK TIMOTHY J II	& TRACY LYNNE H&W	17 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0040	GILLAND RICHARD L & JOAN L H&W		18 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0070	GIFFORD WILLIAM GARY		756 HONEYCOMB TRL		ST AUGUSTINE, FL 32095
37-10-31-4255-00040-0050	GOSTYNSKI GERALD J JR & RUTH	GOSTYNSKI H&W	16 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0060	FORREST TARA	& LEYTON EVANS JTWROS	13 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0060	CACHAFEIRO INVESTMENTS CORP		13 SIGNET CIRCLE		FLAGLER BEACH, FL 32136
37-10-31-4255-00020-0050	GLOSSON RANDY	& ELIZABETH H&W	11 BEACHSIDE DR		PALM COAST, FL 32137
37-10-31-4255-00040-0070	BAITY CHARLES E &	EDITH H&W	12 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0040	DOTY MARIE A &	KELLY O HODGES JTWROS	9 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0080	BAITY HARRY L &	CATHERINE E H&W	10 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00020-0030	WEAVER RONALD C &	MARY ANN WEAVER	7 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0090	KRIDER VERNON H LIFE ESTATE	TRUSTEES	8 BEACHSIDE DRIVE		PALM COAST, FL 32164
37-10-31-4255-00020-0020	RUSSELL DAVID B L		5 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0100	BLACK FRANCIS C & NIKKI A	BLACK H&W	6 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0140	SOUTHALL JAMES R JR & JANET E	H&W LIFE ESTATE	7070 N OCEAN SHORE BLVD		PALM COAST, FL 32137
37-10-31-4255-00040-0130	ULLRICH WILLIAM M & JAN B H&W		7062 N OCEANSHORE BLVD		PALM COAST, FL 32137
37-10-31-4255-00010-0040	ARNOLD JOHN R TRUSTEE		666 SEMINOLE DRIVE		WINTER PARK, FL 32789
37-10-31-4255-00010-0030	WETZEL JOHN C JR & VICKIE E	H&W	7077 N OCEAN SHORE BLVD		PALM COAST, FL 32137
37-10-31-4255-00010-0010	NORRIS JONATHAN MICHAEL & ALLASON H&W		623 GRAND RESERVE DRIVE		BUNNELL, FL 32110
37-10-31-1550-00000-0261	GOLD COAST DEVELOPMENT LLC		39-40 BELL BLVD		BAYSIDE, NY 11361
37-10-31-1550-00000-0262	CAUSEY GEORGE F JR & DANA K	CAUSEY H&W	160 FORTY LOVE PT		CHAPIN, SC 29036
37-10-31-1550-00000-0271	BHATT NACHIKETA		1305 WALLSTREET		JEFFERSON, IN 47130
37-10-31-1550-00000-0270	DEW DOUGLAS K & ERICA M H&W		7023 N OCEANSHORE BLVD		PALM COAST, FL 32137
37-10-31-4255-00020-0010	MARITIME ESTATES OWNERS	ASSOCIATION INC	411 S CENTRAL AVE SUITE B		FLAGLER BEACH, FL 32136
37-10-31-4255-00040-0110	LANE RICHARD M		4 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0120	CLEATON DANIEL GREGORY &	LAUREN FOSTER CLEATON H&W	2 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00040-0150	LEWIS JAMES B &	PATTI JO H&W	135 COLLEGE DRIVE		ORANGE PARK, FL 32065
37-10-31-4255-00030-0070	ALLIGOOD JAMES P &	BATTELLE BARBARA ANNE	36 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00030-0080	LUMBARD MARIANNE GARDINER		6087 GAME FARM ROAD E		MOUND, MN 55364
37-10-31-4255-00030-0060	YOUNG BAXTER CRAVEN	LIFE ESTATE	35 BEACHSIDE DRIVE		PALM COAST, FL 32137
37-10-31-4255-00030-0050	EDWARDS GORDON RANDY &	PATRICIA A H&W	33 BEACHSIDE DR		PALM COAST, FL 32137

37-10-31-1550-00000-0110 KGJG COVE LLC
37-10-31-1550-00000-0112 COVE OCEAN ONE, LLC
37-10-31-1550-00000-0263 REYNOLDS FRANK ALLEN

TRUSTEE

200 OCEAN CREST DRIVE 509
200 OCEAN CREST DRIVE UNIT 509
11649 PILOT COUNTRY DR

PALM COAST, FL 32137
PALM COAST, FL 32137
SPRING HILL, FL 34610

I hereby affirm mailed notice to each owner on 5/21/2026 for the Planning and Development Board meeting on 6/9/2026 at 6:00 pm

Hannah Lademann
Hannah Lademann, Senior Planner

I hereby affirm mailed notice to each owner on 5/21/2026 for the Board of County Commissioners meeting on 7/13/2026 at 5:00 pm

Hannah Lademann
Hannah Lademann, Senior Planner





From: [allen.lastinger](#)
To: [Simone Kenny, AICP](#)
Cc: [Jen Lomberk](#)
Subject: Cove Development Request
Date: Monday, March 9, 2026 7:35:48 AM

Good morning Simone, I am Allen Lastinger the owner of approximately 40 acres adjacent south to the proposed Cove development. I understand the hearing scheduled for March 10th on this proposed development has been cancelled. I am in the process of working of working to sell development rights on my property to Flagler County. That transaction should be finalized in the next few weeks.

In reviewing the site plan for the Cove Development I would like to request that a fifteen foot vegetative buffer be required on the southern boundary of the development. When the Beach Haven development (bordering on the south boundary of my property) was approved, a fifteen foot vegetative buffer was requested and approved.

Thank you for your favorable consideration of this request and please let me know when the hearing on the Cove development is rescheduled. Respectively, Allen Lastinger.

From: [J](#)
To: [Planning Dept](#)
Subject: Re: project no. 2026010081 -AR no. 6291 the Cove subdivision
Date: Wednesday, June 3, 2026 10:21:18 AM

Dear planning board,

I sincerely hope you will reject the Cove subdivision from being built. The land they are cramming houses onto is a valuable maritime hammock. It is sensitive land that needs to be considered for purchase by the ESL and the land acquisition committee. It is located between the Marineland property and the Dupont property. It needs to be protected, not built upon. And especially not built upon with 2 houses behind my one house! That is totally negligent of the sensitivity of the land.

This property is the home to a lot of wildlife. Besides the deer, raccoons, armadillos, and squirrels, there are bobcats and huge turtles! There is one that I haven't seen yet this year, but he has a shell over 3 feet across. He should be in a zoo! And there are other turtles with 1 and 2 ft across shells! There are redheaded pileated woodpeckers that require mature trees like there are on this property that live there too!

Please share this information with the ESL and seriously consider saving and purchasing this property and prohibiting the Cove subdivision from being built there.

Sincerely and hopeful,

Janice Elliott
30 Beachside Drive
Palm Coast, Florida
32137