



CITY OF FLAGLER BEACH
PRELIMINARY STORMWATER MASTER PLAN – PHASE 2
APPENDIX B – PRIVATE RIGHTS-OF-WAY

Date: July 3, 2025

STONEBRIDGE SUBDIVISION

RIGHTS-OF-WAY:

STONEBRIDGE WAY



| | |
|------------------------------|---|
| OWNER | Stonebridge Subdivision of Flagler County Homeowners Association |
| LOCATION | Stonebridge Subdivision, West portion of City |
| APPROXIMATE ROW WIDTH | Fifty feet (according to Plat Book 33 Pg 63) |
| EXISTING CONDITIONS | ROW lined with Miami curb along both sides 4 inlets appear to direct stormwater into two retention areas |

EMERALD DRIVE



| | |
|------------------------------|--|
| OWNER | Stonebridge Subdivision of Flagler County Homeowners Association |
| LOCATION | Stonebridge Subdivision, West portion of City |
| APPROXIMATE ROW WIDTH | Fifty feet (according to Plat Book 33 Pg 63) |
| EXISTING CONDITIONS | ROW lined with Miami curb along both sides |

JASPER DRIVE



| | |
|------------------------------|--|
| OWNER | Stonebridge Subdivision of Flagler County Homeowners Association |
| LOCATION | Stonebridge Subdivision, West portion of City |
| APPROXIMATE ROW WIDTH | Fifty feet (according to Plat Book 33 Pg 63) |
| EXISTING CONDITIONS | ROW lined with Miami curb along both sides |

PEBBLE BEACH VILLAGE

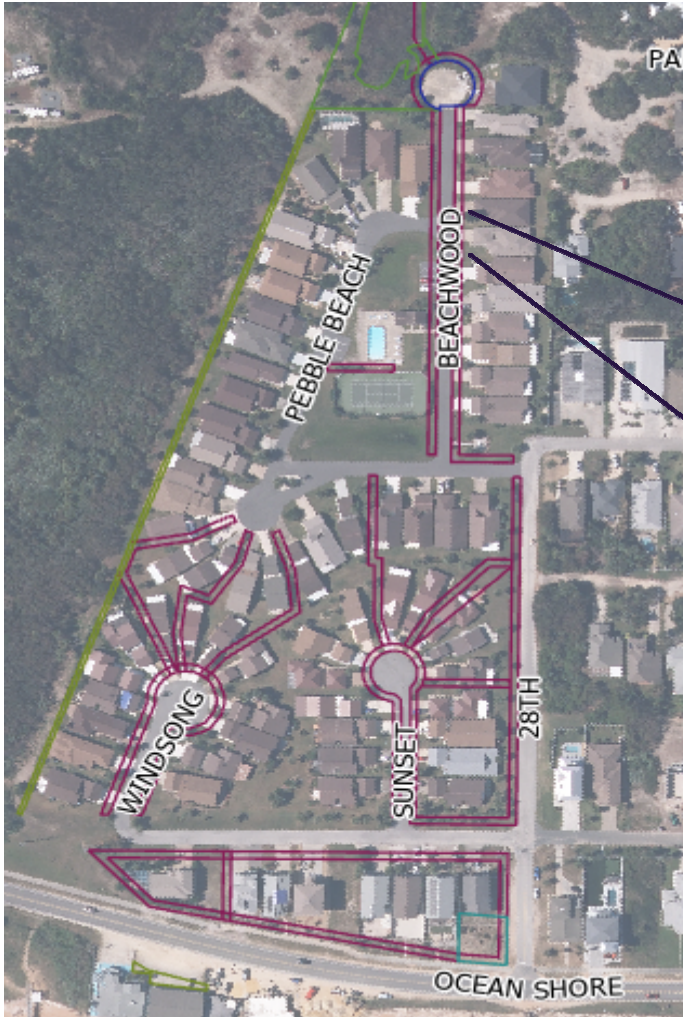
RIGHTS-OF-WAY:

PEBBLE BEACH CIRCLE



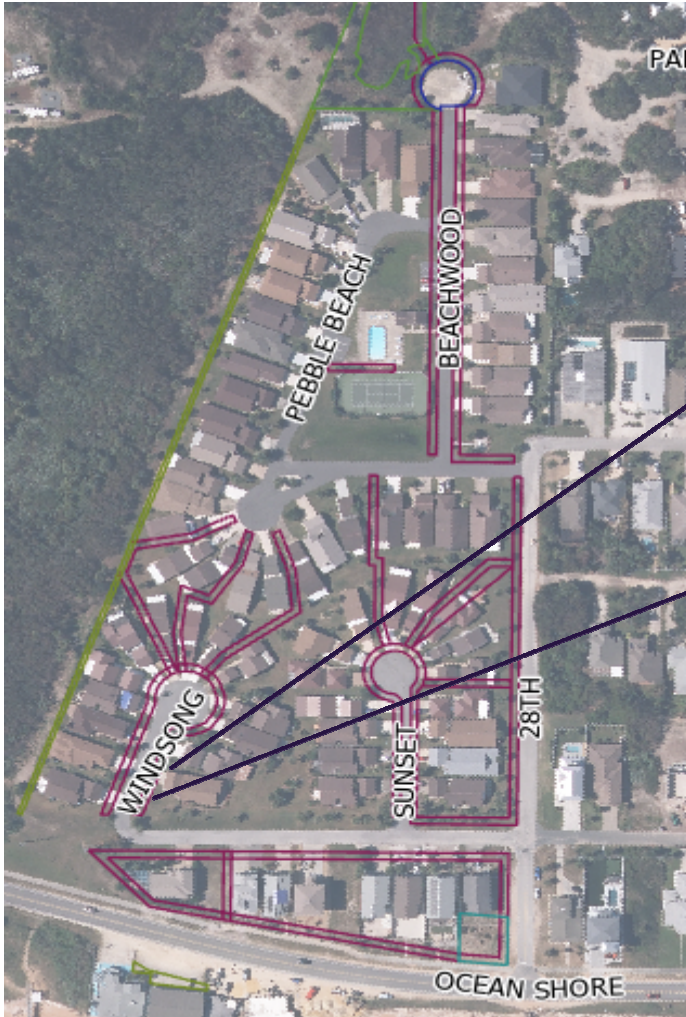
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|------------------------------|--|
| OWNER | Pebble Beach Village Homeowners Association |
| LOCATION | Pebble Beach Subdivision, Southwest portion of City |
| APPROXIMATE ROW WIDTH | Thirty feet (according to Plat Book 26 Pg 25) |
| EXISTING CONDITIONS | Appear to have two inlets at intersection with 28 th Curbed landscape island |

BEACHWOOD DRIVE



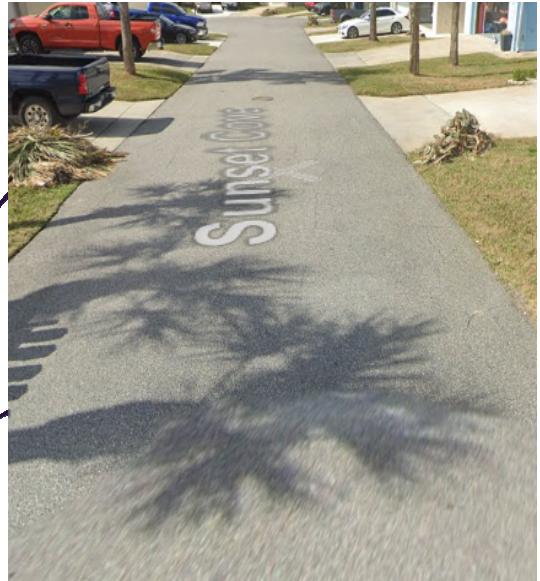
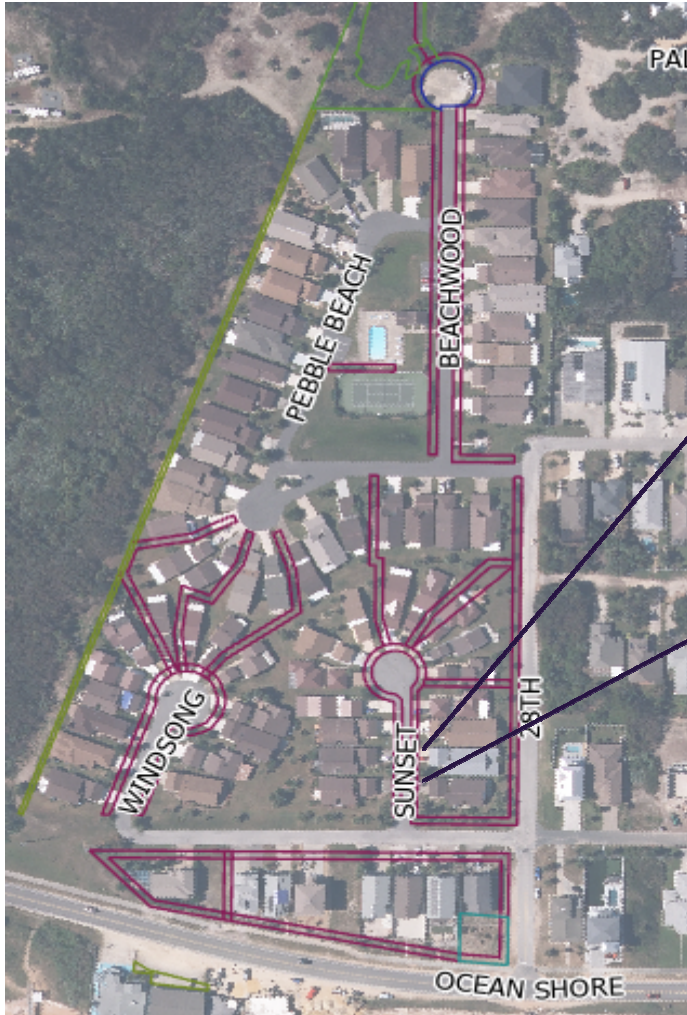
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|------------------------------|---|
| OWNER | Pebble Beach Village Homeowners Association |
| LOCATION | Pebble Beach Subdivision, Southwest portion of City |
| APPROXIMATE ROW WIDTH | Thirty feet (according to Plat Book 26 Pg 25) |
| EXISTING CONDITIONS | Cul-de-sac appears to be concrete rather than asphalt |

WINDSONG COVE



| | |
|------------------------------|---|
| OWNER | Pebble Beach Village Homeowners Association |
| LOCATION | Pebble Beach Subdivision, Southwest portion of City |
| APPROXIMATE ROW WIDTH | Thirty feet (according to Plat Book 26 Pg 25) |
| EXISTING CONDITIONS | Appears to have one inlet at top of cul-de-sac |

SUNSET COVE



| | |
|------------------------------|---|
| OWNER | Pebble Beach Village Homeowners Association |
| LOCATION | Pebble Beach Subdivision, Southwest portion of City |
| APPROXIMATE ROW WIDTH | Thirty feet (according to Plat Book 26 Pg 25) |
| EXISTING CONDITIONS | Appears to have one inlet on south side of cul-de-sac |

PARKER PRESERVE WEST AND SOUTH

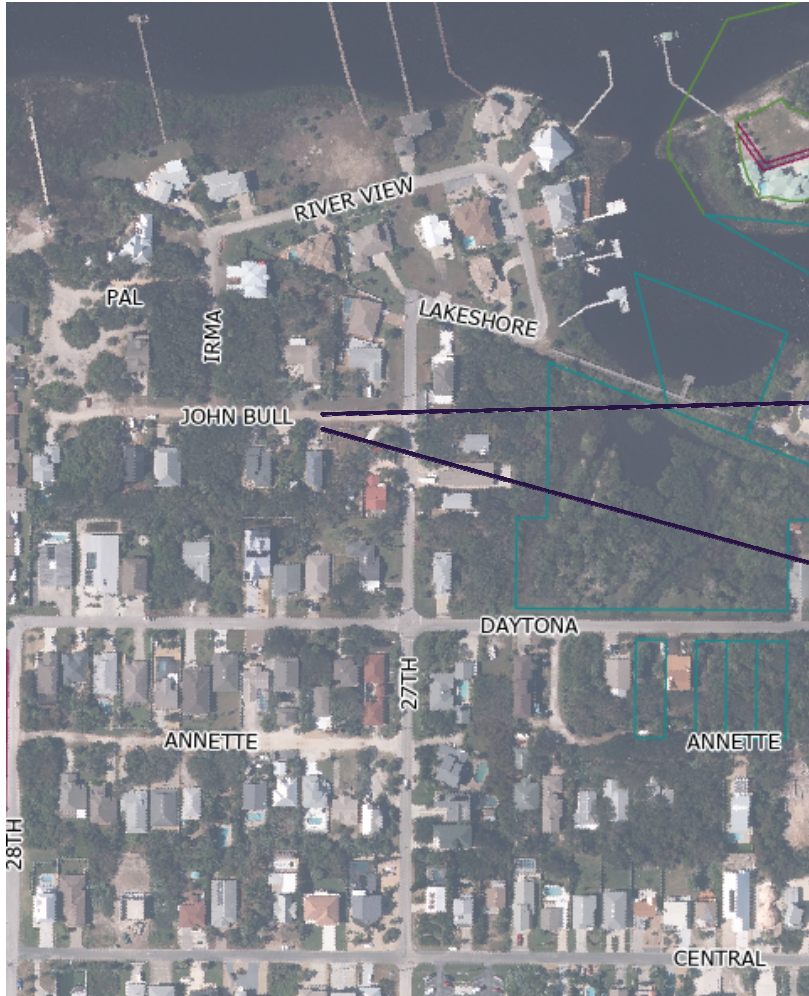
RIGHTS-OF-WAY:

IRMA LANE



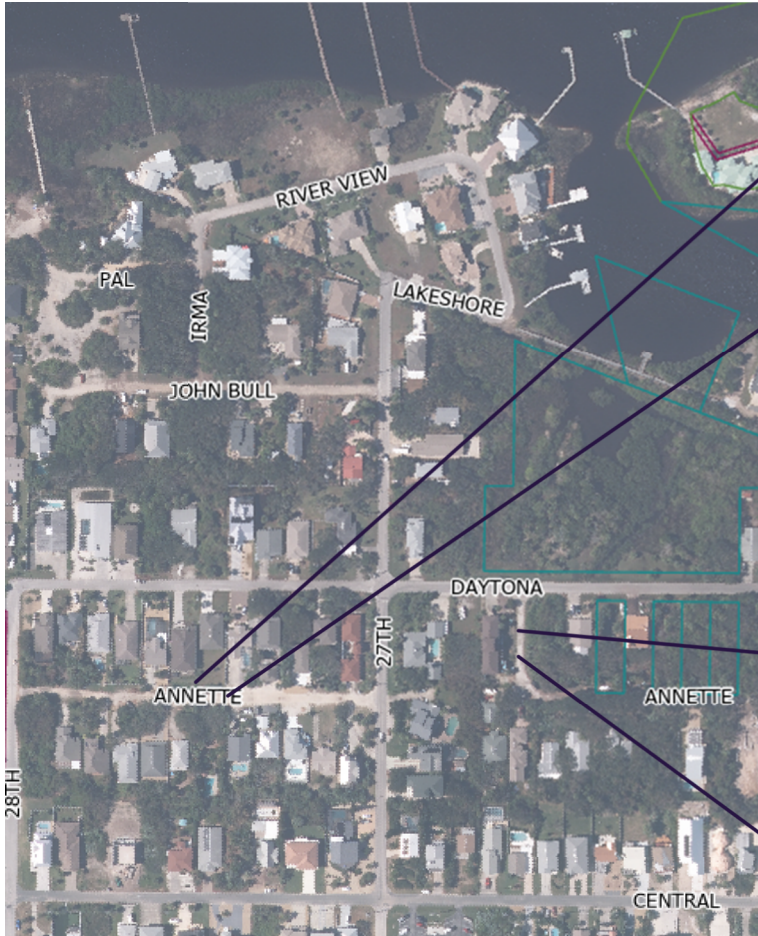
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|------------------------------|--|
| OWNER | Various private property owners (see Property Appraiser Site) |
| LOCATION | Southwest portion of City, Parker Reserve west |
| APPROXIMATE ROW WIDTH | Estimated at fifteen feet |
| EXISTING CONDITIONS | Unpaved, dirt lane Apparent low point, appears to collect water |

S JOHN BULL STREET



| | |
|------------------------------|---|
| OWNER | Various private property owners (see Property Appraiser Site) |
| LOCATION | Southwest portion of City, Parker Reserve west |
| APPROXIMATE ROW WIDTH | Estimated at eighteen feet |
| EXISTING CONDITIONS | Unpaved, dirt lane |

ANNETTE STEET



| | |
|------------------------------|---|
| OWNER | Various private property owners (see Property Appraiser Site) |
| LOCATION | Southwest portion of City, Parker Reserve south |
| APPROXIMATE ROW WIDTH | Estimated at fifteen feet |
| EXISTING CONDITIONS | Unpaved, dirt lanes |

LAKESHORE AND S CENTRAL

RIGHTS-OF-WAY:

SARAH STREET



| | |
|------------------------------|---|
| OWNER | Various private property owners (see Property Appraiser Site) |
| LOCATION | Southwest portion of City, off Lakeshore Drive |
| APPROXIMATE ROW WIDTH | Estimated at ten feet |
| EXISTING CONDITIONS | Unpaved, dirt lane |

COVENTRY LANE



| | |
|------------------------------|---|
| OWNER | Various private property owners (see Property Appraiser Site) |
| LOCATION | Southwest portion of City, off Lakeshore Drive |
| APPROXIMATE ROW WIDTH | Estimated at fifteen feet |
| EXISTING CONDITIONS | Paved, private road street sign |