

Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Reserved for Recording Information:

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue, Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**  
**TECHNICAL SITE PLAN TIER 1**  
**DEVELOPMENT ORDER APPROVAL**  
**PARAKEET GUMBO - TOWN CENTER PH 5 PORTION OF LOT 7**

On October 21, 2025, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A PORTION OF LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA,

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

**FINDINGS OF FACT**

**Property Owner:**                   **TARPON SERVICES LLC**  
   **2801 CENTERVILLE RD, 1st Floor PMB 160**  
   **WILMINGTON, DE 19808**

**Project Name:**                   **PARAKEET GUMBO - TOWN CENTER PH 5 PORTION OF LOT 7**

**Project No.:**                      **2025080038**

**Application Type:**           **TECHNICAL SITE PLAN TIER 1**

**Application No.**                **6381**

**Requested Development Approval:**   **Site Plan Approval for Telecommunications Office**

**Bldg.**

**(in accordance with stamped approved plans)**

**Zoning Classification: MPD / MASTER PLANNED DEVELOPMENT**

**FLUM: DRI-URBAN CORE**

**Parcel #'s: 05-12-31-5855-00000-0071**

**Address #: 1109 Town Center Blvd**

**Parcel Acreage: 7.05**

**Site S.F.: 307,168**

### **SITE DEVELOPMENT DATA**

**Building Use: Telecommunication Office Bldg**

**Bldg Height: 32'-3"**

**Bldg Square Footage: 34,823**

**Guard House Square Footage: 52**

**Number of Bldgs: 2**

**Parking Provided: Standard Spaces: 15 ; Accessible Spaces: 2**

**Bicycle Parking Spaces: 2**

**Impervious Surface Ratio (ISR): 43.77%**

**Pervious/Open Space: 56.23%**

### **CONCLUSIONS OF LAW**

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(6) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted.

(7) **No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.**

(8) **Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.**

(9) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(10) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(11) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Telecommunication Office ; Unit Amount: 34,875

Concurrency shall remain valid with the life of this Development Order.

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the  
City of Palm Coast staff, through administrative review.**

Attest:

**City of Palm Coast, Florida**

\_\_\_\_\_  
Kaley Cook, CMC, FCRM, City Clerk

\_\_\_\_\_  
Phong Nguyen, PTP, Planning Manager

\_\_\_\_\_ Sign and Record

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: PARAKEET GUMBO - TOWN CENTER PH 5 PORTION OF LOT 7  
Application Type: TECHNICAL SITE PLAN TIER 1  
Application No.: 6381

**COMES NOW**, TARPON SERVICES, LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for PARAKEET GUMBO - TOWN CENTER PH 5 PORTION OF LOT 7:

TARPON SERVICES, LLC  
2801 CENTERVILLE RD, 1st Floor PMB 160  
Wilmington, DE 19808

\_\_\_\_\_  
Authorized Signer

**ACKNOWLEDGEMENT**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ of TARPON SERVICES, LLC who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public