

Instrument No: 2026011039 3/16/2026 11:07 AM BK: 3038 PG: 435 PAGES: 1 -

RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL



city of
PALM COAST

Community Development Department
Building Services Division

This Notice of Commencement amends and supersedes the Notice of Commencement recorded in OR Book 3038, Page 435, Flagler County, FL to update the scope of work.

160 Lake Avenue
Palm Coast, FL 32164
386-986-3780

NOTICE OF COMMENCEMENT

PERMIT NUM 2025120761 / 2025120764

TAX FOLIO NUM 30-12-31-0000-01020-0060

STATE OF FLORIDA
COUNTY OF FLAGLER

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY AND, IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

DESCRIPTION OF PROPERTY	3.53 ACRES PART OF PROPOSED PLAT OF SEMINOLE TRACE OR 2993/1311
DESCRIPTION OF IMPROVEMENT	CONSTRUCTION OF 5,619 SF AMENITY BUILDING AND RESTROOM BUILDING including hardscape features and a pool

OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR IMPROVEMENT			
NAME	KL SEMINOLE TRACE LLC	INTEREST IN PROPERTY	
ADDRESS	105 NE 1ST STREET DELRAY BEACH, FL 33444		
NAME AND ADDRESS OF FEE SIMPLE TITLEHOLDER - (IF OTHER THAN OWNER)			

CONTRACTOR NAME	PAUL R HOLMES / JK2 HOLMES CONSTRUCTORS LLC	PHONE	407-703-2972
ADDRESS	530 HOLTS LAKE CT STE 304 SUITE 304 APOKA FL 32703		

SURETY NAME		PHONE	
ADDRESS		BOND AMOUNT	

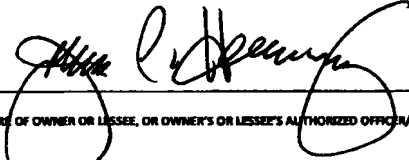
LENDER NAME		PHONE	
ADDRESS			

PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED BY SECTION 713.13(1)(A)7, FLORIDA STATUTES			
NAME	Bryon T. LoPreste	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. # 175, Tampa, FL 33637		

IN ADDITION TO HIM/HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LIENOR'S NOTICE AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES			
NAME		PHONE	
ADDRESS			

EXPIRATION DATE OF NOTICE OF COMMENCEMENT	
THE EXPIRATION DATE IS 1 YEAR FROM THE DATE OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED HERE:	

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


SIGNATURE OF OWNER OR LESSEE, OR OWNER'S OR LESSEE'S AUTHORIZED OFFICIAL/DIRECTOR/PARTNER/MANAGER

Authorized Signatory

SIGNATORY'S TITLE / OFFICE

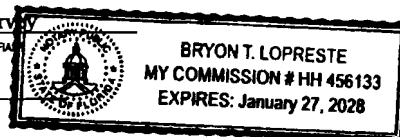
STATE OF FLORIDA COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION,

THIS 13th DAY OF March, 2026, BY James P. Harvey

NAME OF AFFR

PERSONALLY KNOWN ☒ OR PRODUCED IDENTIFICATION



SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA

Bryon T. LoPreste
PRINT, TYPE OR STAMPED COMMISSIONED NAME OF NOTARY PUBLIC