

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
SUBDIVISION FINAL PLAT
DEVELOPMENT ORDER APPROVAL
SEMINOLE TRACE

On May 4, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

Part of Government Section 29, 30, 31 and 32, Township 12 South, Range 31 East, 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: KL SEMINOLE TRACE LLC
14025 RIVEREDGE DRIVE, SUITE 1
TAMPA, FL 33637

Project Name: SEMINOLE TRACE
Project No.: 2023070019
Application Type: SUBDIVISION FINAL PLAT
Application No. 6296

Requested Development Approval:
Final Plat Approval for Single Family Residential Lots

Parcel Nos: 31-12-31-0000-01070-0030, portion of 32-12-0650-000B0-0020, portion of 30-12-31-0000-01020-0040- and a portion of 29-12-31-0000-01010-0021
Acreage: 180.47 +/-
Zoning: Single-Family Residential (SFR-1) and Preservation
Proposed Number of Lots: 386

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 aforementioned 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 (12) months. A maximum of three (3) extensions may be granted.

(7) In the event of dissolution of the Association, or failure by the Association to observe the terms of this Declaration with respect to maintenance of the development improvements or Common Areas, if required by the City, a special taxing district will be formed to assume the maintenance responsibility of the development improvements and Common Areas. In the event a special taxing district is formed, the community will be subject to assessments for the costs of services performed within the special taxing district. Each Owner, by acquiring land within the community, agrees to pay each and every assessment imposed upon the Owner or the Owner's property in a timely manner, failing which such assessment shall be a lien upon those lands.

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

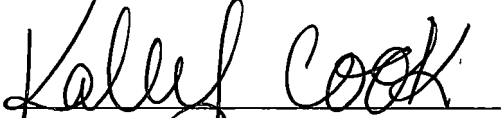
(9) Utility fees and applicable agreements shall be executed prior to construction.

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

Done and Ordered on the date first written above.

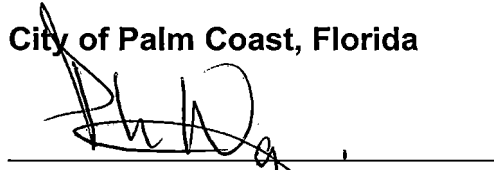
**As approved and authorized for execution by the
the City of Palm Coast, through administrative review.**

ATTEST:



Kaley Cook, CMC, FCRM, City Clerk

City of Palm Coast, Florida



Phong Nguyen, PTP, Planning Manager

☒ Sign and Record

Unofficial Copy

Development Order Affidavit**OWNER'S CONSENT AND COVENANT:**

Project Name: SEMINOLE TRACE
 Project No.: 2023070019
 Application Name: SUBDIVISION FINAL PLAT
 Application No.: 6296

COMES NOW, KL SEMINOLE TRACE 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 SEMINOLE TRACE :

KL SEMINOLE TRACE LLC
 14025 RIVEREDGE DRIVE, SUITE 1
 TAMPA, FL 33637

Authorized Signer

Signatory

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means of x physical presence or online notarization, this 5th day of May, 2026, by Bryon T. LoPreste of KL SEMINOLE TRACE 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 5th day of

May, 2026.

[Signature]

NOTARY PUBLIC

(SEAL)

NOTARY PUBLIC SIGNATURE

