

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

Reserved for Recording Information:

CITY OF PALM COAST
SUBDIVISION PRELIMINARY PLAT
DEVELOPMENT ORDER APPROVAL
GRAND LANDINGS PHASE 3A

On February 14, 2017, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A Portion of Tract C Grand Landings Phase 1, as recorded in Map Book 36, PG 37-47, inclusive of the Public Records of Flagler County, Florida and also a portion of Section 28, 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: JTL GRAND LANDINGS DEVELOPMENT LLC
16475 DALLAS PKWY, SUITE 155
ADDISON, TX 75001

Project Name: GRAND LANDINGS PHASE 3A
Project No.: 2016100003
Application Type: SUBDIVISION PRELIMINARY PLAT
Application No. 3184

Requested Development Approval: Preliminary Plat
Zoning District: Master Planned Development

FLUM: Residential

Acres: 37.92

Number Lots/Units Approved with Plat: 41

Conservation Easements Proposed (Open Space): 6.9 acres

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) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is a follows:

CA1 - CITY ATTORNEY

Final Plat Comments:

1. Please have the title opinion updated we would like to know if the 2016 taxes are paid.
2. It is not clear to me what is included in this plat. Is Lot 26 part of Phase 1? Areas that are not included should be clearly marked with "Not part of Plat". I did not see this change.
3. Since the owner is a foreign LLC, we recommend that all managers execute the plat and easement documents. However, since we previously approved the attached Affidavit from David West on the plat for Grand Landings Phase 2A, we will accept the same affidavit with a few minor changes as noted. I suggest an affidavit should be included with each plat application.

UD1 - UTILITY DEPARTMENT (386-986-2384)**Final Plat Comments:**

1. Fees, agreements and FDEP permits shall be completed prior to issuance of the Site Development permit. With final plat submittal clarify utility easements over the right of way.

(4) This Development Order touches and concerns the affordability 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 provided the development has a valid Certificate of Concurrence.

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

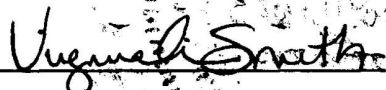
(8) All required federal, state, county, and/or local permits shall be acquired prior to construction.

Done and Ordered on the date first written above.

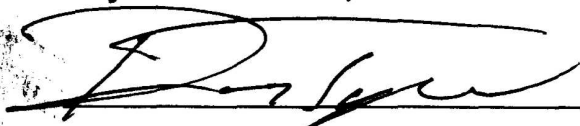
As approved and authorized for execution by the City of Palm Coast, through administrative review.

Attest:

City of Palm Coast, Florida



Virginia Smith, City Clerk



Ray Tyner, Planning Manager

✓ Sign and Return

Development Order Affidavit

OWNER'S/APPLICANT'S CONSENT AND COVENANT:

Project Name: GRAND LANDINGS PHASE 3A

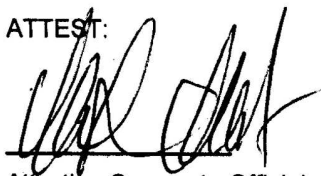
Project No.: 2016100003

Application Name: SUBDIVISION PRELIMINARY PLAT

Application No.: 3184

COMES NOW, JTL GRAND LANDINGS DEVELOPMENT 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 GRAND LANDINGS PHASE 3A:

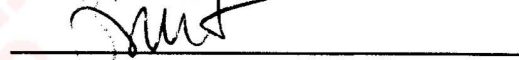
ATTEST:



Attesting Corporate Official

JTL GRAND LANDINGS DEVELOPMENT LLC

16475 DALLAS PKWY, SUITE 155
ADDISON, TX 75001



Authorized Signer

DAVID WEST

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was affirmed and subscribed before me this 17th day of Feb, 2017, by David West as Manager and owner of JTL GRAND LANDINGS DEVELOPMENT LLC who is personally known to me or has produced Driver's License (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 17th day of

February, 2017.

Whitney Reed
Notary Public

