

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 PRELIMINARY PLAT
DEVELOPMENT ORDER APPROVAL
GRAND LANDINGS PHASE 3B

On December 6, 2017, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

Part of Tracts C, K and M and part of S. Hummingbird Place, of Grand Landings Phase 1, as recorded in Map Book 36, Pg. 37 through 47, Public Record of Flagler County FL.

(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 3B
Project No.: 2016100004
Application Type: SUBDIVISION PRELIMINARY PLAT
Application No. 3337

Requested Development Approval:

Zoning District: Master Planned Development (MPD)

FLUM: Residential

Number Lots/Units Approved with Plat: 42

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:

1. Sheet C1.6A and Sheet C1.6B of Grand Landings Phase 3B depicts required silt fence placement agreed to by the applicant. Inspection is required prior to construction activities. This fence placement is to be regularly inspected and maintained. It is the applicant's responsibility to ensure compliance throughout construction and to report and amend the plans should any changes occur.

2. The rear buffer portion of lots 1,2,4,5 and 30 shall remain undisturbed. No

permits will be applied for on lots 1,2,4,5 & 30 until the MPD is amended to include a revised wetland buffer standard.

(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 Concurrency.

(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
the City of Palm Coast, through administrative review.**

Attest:

City of Palm Coast, Florida

Virginia Smith (dec KES)

Virginia Smith, City Clerk

Ray Tyner

Ray Tyner, Planning Manager

____ Sign and Return

Development Order Affidavit

OWNER'S/APPLICANT'S CONSENT AND COVENANT:

Project Name: GRAND LANDINGS PHASE 3B

Project No.: 2016100004

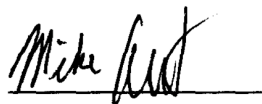
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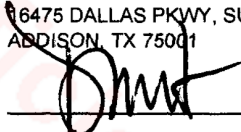
COMES NOW, JTL GRAND LANDINGS DEVELOPMENT LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development 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 3B:

ATTEST:

JTL GRAND LANDINGS DEVELOPMENT LLC

16475 DALLAS PKWY, SUITE 155
ADDISON, TX 75001


Attesting Corporate Official



Authorized Signer

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

The foregoing instrument was affirmed and subscribed before me this 7th day of December, 2017, by DAVID WEST as MANAGER of JTL GRAND LANDINGS DEVELOPMENT 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 7th day of December, 2017.



NOTARY PUBLIC

(SEAL)

NOTARY PUBLIC SIGNATURE

